

**PARKING REQUIREMENTS**  
 1st Floor 2066<sup>sq</sup> / 50 = 41 Spaces Req'd.  
 2nd Floor 750<sup>sq</sup> / 50 = 15 " "

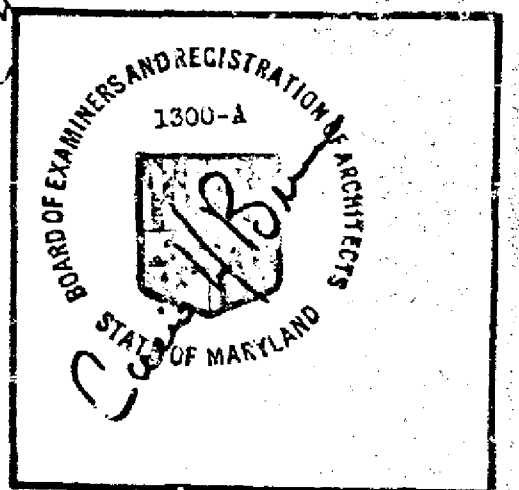
Spaces Indicated 56 Spaces Req'd.  
 77

**GENERAL NOTES.**  
 1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.  
 2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.  
 3. LIGHTING OF PARKING AREA IS EXISTING REGULATED FOR GLARE & INTENSITY.  
 4. EXIST. CUSHNER RUN PARKING AREA TO BE PAVED - NATURAL DRAINAGE.  
 5. HOURS OF OPERATION - WK. DAYS. 10 A.M. TO 2 A.M. WK. ENDS 8 A.M. TO 2 A.M.  
 6. PARKING AREA TO BE REGULATED FOR PROPER USE AND DULY MAINTAINED.

--- SURVEY INFORMATION TAKEN FROM GERHOLD, CROSS & ETZEL  
 --- PLAT DATED 12 MAY 1978.

**ZONING RESTRICTIONS.**  
 1. RETAIN & MAINTAIN THE NATURAL SCREENING (WOODS & VEGETATION) ALONG THE REAR PROPERTY LINE.  
 2. COMPLIANCE WITH SECTIONS 409.2.b AND C. AND 409.4 OF SAID REGULATIONS.  
 3. COMPLIANCE WITH THE COMMENTS SUBMITTED TO THE DEPARTMENT OF HEALTH, DATED MAY 5, 1980.

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: *[Signature]*  
 DATE: 5/16/81  
 BY: *[Signature]*  
 DATE: 5/16/81  
 ZONING COMMISSIONER

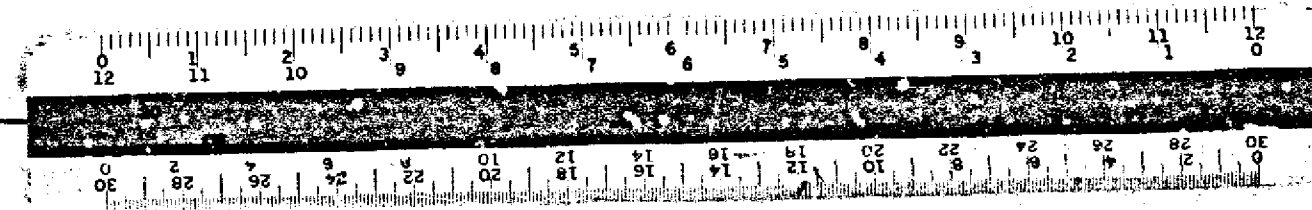


CICERO H. BROWN, JR.  
 ARCHITECT  
 1008 HART ROAD  
 TOWSON, MARYLAND 21234

**ZONING PLAT FOR SPECIAL HEARING**  
**ALLOW OFF-STREET PARKING IN RESIDENTIAL ZONE.**  
**CUB HILL INN**  
**10101 HARFORD RD. BALTIMORE CO., MD. 21234**  
**31 DISTRICT.**

**PLOT PLAN FOR ZONING HEARING**  
 COMM. No. 7920  
 DATE - 25 FEB 80  
 SCALE - 1" = 20'-0"  
 DRAWING No.  
**A-143**

REVISED 14 Apr 81  
 REVISED 10 Apr 81  
 REVISED 6 Apr 81





# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Cub Hill Inn, Inc., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

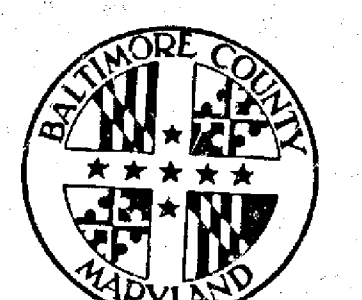
Address: 10101 Harford Rd. Baltimore, Maryland 21234  
 Contract Purchaser: Dennis J. Michocki Legal Owner  
 Address: 10101 Harford Rd. Baltimore, Maryland 21234  
 Petitioner's Attorney: \_\_\_\_\_  
 Protestor's Attorney: \_\_\_\_\_

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1980, at 10:00 o'clock A.M.

*[Signature]*  
 Zoning Commissioner of Baltimore County

(over)

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



### PETITION AND SITE PLAN EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

May 16, 1980

ofo  
 Nicholas S. Commodari  
 Chairman

Mr. Dennis J. Michocki  
 10101 Harford Road  
 Baltimore, Maryland 21234

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

RE: Item No. 179  
 Petitioner-Cub Hill Inn, Inc.  
 Special Hearing Petition

Dear Mr. Michocki:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to provide a parking area in a D.R.16 zone adjacent to your existing restaurant, which is located on the east side of Harford Road directly opposite Cub Hill in the 11th. Election District, this Special Hearing is required. At the time of field inspection, it appeared that the subject property is presently being used as a parking area. As shown on the submitted site plan, your proposal is to provide parking only in the D.R. 16 zoned portion of the property.

After conversation with your architect, Mr. Cicero H. Brown, it was decided that the petition would be scheduled for a hearing date and revised plans would be submitted at a later date. The submitted site plan must be revised to incorporate all of the enclosed comments from the State Highway Administration and the Office of Current Planning, while particular attention should be afforded to the comments of the Health Department, concerning the proposed addition to the north side of the existing restaurant building and those comments of the Fire Department and the Department of Permits and Licenses. If you require additional explanation on the comments from the latter department, you may contact Mr. Ted Burnham at 434-3987 in order to discuss this matter.

Item No. 179  
 Page 2  
 Special Hearing Petition

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
*[Signature]*  
 NICHOLAS S. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

NEC:mkh

cc: Cicero H. Brown, Jr.  
 1008 Hart Road  
 Baltimore, Maryland 21204

BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

April 14, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #179 (1979-1980)  
 Property Owner: Cub Hill Inn, Inc.  
 S/ES Harford Rd. opp. Cub Hill Rd.  
 Existing Zoning: S.L. & DR 16  
 Proposed Zoning: Special Hearing to allow off street parking in a DR 16 zone (previously submitted as Item No. 270, 1977-78)  
 Acres: 0.56 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

The comments which were supplied for this property for Project IDCA 78-33 SP and in connection with the Zoning Advisory Committee review for Item 270 (1977-1978), are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 179 (1979-1980).

Very truly yours,

*[Signature]*  
 ELLSWORTH N. DIVER, P.E.  
 Chief, Bureau of Engineering

END:RAM:FW:SS

R-SE Key Sheet  
 41 & 42 NE 20 Pos. Sheets  
 NE 11 & 20  
 71 Tax Map

Attachment

July 25, 1979

Mr. E. Eric DiNenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #270 (1977-1978)  
 Property Owner: Cub Hill Inn, Inc.  
 S/ES Harford Rd. opp. Cub Hill Rd.  
 Existing Zoning: S.L. & DR 16  
 Proposed Zoning: Special Hearing to allow off street parking in a DR 16 zone (previously submitted as Item No. 270, 1977-78)  
 Acres: 0.56 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Comments were supplied for this property for Project IDCA 78-33 SP.

#### Highways:

Harford Road (MD. 147) is a State Road; therefore, all improvements, intersections, entrances and driveway requirements on this subject site must come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Observation of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #270 (1977-1978)  
 Property Owner: Cub Hill Inn, Inc.  
 Page 2  
 July 25, 1979

#### Water and Sanitary Sewers:

There is a public 12-inch water main in Harford Road. Additional fire hydrant protection is required in the vicinity.

Sanitary sewerage is not available to serve this property, which is using existing private onsite sewage disposal. This property is within the future Sanitary Sewerage Line. The Baltimore County Sewerage Division, S-L-1, as shown, indicates "Trunked Service" in the area in 6 to 10 years.

Very truly yours,  
 ELLSWORTH N. DIVER, P.E.  
 Chief, Bureau of Engineering

END:RAM:FW:SS

cc: W. Thinchel  
 R-SE Key Sheet  
 41 & 42 NE 20 Pos. Sheets  
 NE 11 & 20  
 71 Tax Map

BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3211

JOHN D. SEYFERT  
 DIRECTOR

April 30, 1980

Mr. William Hammond, Zoning Commissioner  
 Zoning Advisory Committee  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179, Zoning Advisory Committee Meeting, March 18, 1980, are as follows:

Property Owner: Cub Hill Inn, Inc.  
 Location: S /S Harford Road opposite Cub Hill Road  
 Existing Zoning: B.L. and D.R.16  
 Proposed Zoning: Special Hearing to allow off street parking in a D.R.16 zone. (previously submitted as Item #270, 1977-78)  
 Acres: 0.56  
 District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The north side of the parking lot must be screened. Also, the parking area along Harford Road must be screened.

Very truly yours,

*[Signature]*  
 John L. Wimbley  
 Planner III  
 Current Planning and Development



Pursuant to the advertisement, posting of property, and public hearing on the Petition for Special Hearing to approve a use permit in a D.R.16 Zone for business or industrial parking and it appearing that by reason of the following finding of facts that:

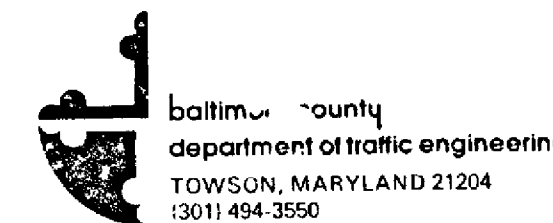
1. The owner, Petitioner herein, of the subject property is desirous of providing additional parking to serve the patrons of the Cub Hill Inn and the proposed addition thereto.
2. The existing business, as well as some of the required parking, are located in the B.L. Zone; whereas, the proposed additional parking is located within the D.R.16 Zone, with a vacant fifteen acre parcel of ground lying to the rear (southeast-erly), zoned D.R.3.5, which has been used for farming in the past.
3. Section 1B01.1.B.1.a of the Baltimore County Zoning Regulations (residential transition area definition) is not applicable to the facts developed through testimony.
4. To approve business or industrial parking in the D.R.16 Zone, under and pursuant to Section 409.4 of said regulations, would be in strict harmony with the spirit and intent of said regulations would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1980, that a use permit in the D.R.16 Zone for business parking, not to exceed thirty-eight in number, in accordance with the site plan prepared by Cicero H. Brown, Jr., dated February 25, 1980, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Retain and maintain the natural screening (woods and vegetation) along the rear property line.
  2. Compliance with Sections 409.2.b and c and 409.4 of said regulations.
  3. Compliance with the comments submitted by the Department of Health, dated May 5, 1980.
- A revised site plan shall be submitted, incorporating all of the above, and approved by the Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

*[Signature]*  
Zoning Commissioner of  
Baltimore County



STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 179 - ZAC - March 18, 1980  
Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Road opposite Cub Hill Road  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 Zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56  
District: 11th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested parking in a residential zone.

Very truly yours,

*[Signature]*  
Michael S. Flanagan  
Engineer Associate II

MSF/bza



Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Callender  
Administrator

March 20, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Re: Z.A.C. Meeting, March 18, 1980  
ITEM: 179.  
Property Owner: Cub Hill Inn, Inc.

Location: SE/S Harford Rd.  
(Route 147) opp. Cub Hill Rd.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)  
Acres: 0.56  
District: 11th

A cention: Mr. N. Commodari

Dear Mr. Hammond:

An inspection of the site revealed this plan must be revised. It is recommended that a 30' entrance be used. All State Highway Administration required curb must be concrete and not macadam as noted on the plan. The lot must be paved to stop runoff of gravel into the State Right of Way.

The entrance northeast of the property line must be defined more clearly.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*[Signature]*  
By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 5, 1980

Mr. William R. Hammond  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179, Zoning Advisory Committee Meeting of March 18, 1980, are as follows:

Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Rd. opp. Cub Hill Rd.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)  
Acres: 0.56  
District: 11th

The existing building is presently served by metropolitan water and a private sewage disposal system, which appears to be functioning properly. The proposed addition will interfere with the location of one of the sewage pits. Prior to approval of a building permit for the addition, the sewage pit must be pumped out and back-filled in an approved manner.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ftb

cc: Food Plans Review



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

March 26, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Cub Hill Inn, Inc.

Location: SE/S Harford Rd. opp. Cub Hill Rd.

Item No: 179 Zoning Agency Meeting of 3/18/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Along Harford Road.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group, Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF LICENSES & PERMITS  
TOWSON, MARYLAND 21204  
474-3610

TED ZALESKI JR.  
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179 Zoning Advisory Committee Meeting, March 18, 1980 are as follows:

Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Road opp. Cub Hill Road  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56  
District: 11th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 5' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

X H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: See Section 106.6 of the 1978 B.O.C.A. Basic Building Code, in conjunction with Item "H"

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
*[Signature]*  
Charles E. Burman, Chief  
Plans Review

CEB:rlj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 12, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: March 18, 1980

RE: Item No: 177, 178, 179, 180, 181, 182

Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

*[Signature]*  
Hon. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
SE/S of Harford Road opposite  
Cub Hill Rd., 11th District : OF BALTIMORE COUNTY

CUB HILL INN, INC., Petitioner : Case No. 80-243-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel

*[Signature]*  
John W. Hession, III  
People's Counsel for Baltimore County  
County Court House, Rm. 223  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to Mr. Dennis J. Michocki, Cub Hill Inn, Inc., 10101 Harford Road, Baltimore, Maryland 21234, Petitioner.

*[Signature]*  
John W. Hession, III



CARL L. GERHOLD  
PHILIP A. CROSS  
JOHN P. FIDAL  
WILLIAM B. GORCH  
EDMOND T. LAUSON

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204

EMERITUS  
PAUL G. DALLMEIER  
FRED H. DOLLINGER

823-4470

May 17, 1978

**Zoning Description**

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Harford Road at a point where it is intersected by the center of Cub Hill Road and running thence and binding on the zoning demarcation line between the B.L. and DR 16 zones as shown on Baltimore County zoning map 11 E NE, South 52 degrees 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outline, the five following courses and distances viz: South 38 degrees 12 minutes West 11.35 feet, South 48 degrees 05 minutes 30 seconds East 32.65 feet, South 41 degrees 41 minutes 30 seconds West 76.35 feet, North 47 degrees 17 minutes West 119.45 feet and North 51 degrees 07 minutes West 163.39 feet to the center of Harford Road and thence binding in the center of said road, North 37 degrees 15 minutes East 75 feet to the place of beginning.

Containing 0.56 of an Acre of land more or less.

Being the property of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioner.

Saving and excepting all that portion of the above described property currently zoned DR 3.5



**PETITION FOR SPECIAL HEARING**

11th District

**ZONING:** Petition for Special Hearing for off-street parking  
**LOCATION:** Southeast side of Harford Road opposite Cub Hill Road

**DATE & TIME:** Tuesday, May 27, 1980 at 10:45 A.M.

**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

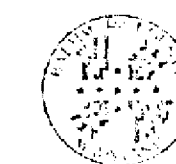
Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 27, 1980 at 10:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 22, 1980

Mr. Dennis J. Michocki  
Cub Hill Inn, Inc.  
10101 Harford Road  
Baltimore, Maryland 21234

RE: Petition for Special Hearing  
SE/S of Harford Road, opposite  
Cub Hill Road - 11th Election  
District  
Cub Hill Inn, Inc. - Petitioner  
NO. 80-243-SPH (Item No. 179)

Dear Mr. Michocki:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

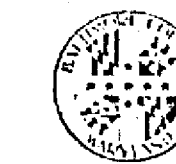
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Joseph L. Gehring  
1116 Linkside Drive  
Baltimore, Maryland 21234

John W. Hessian, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 19, 1980

Cub Hill Inn, Inc.  
10101 Harford Road  
Baltimore, Maryland 21234

Attention: Dennis J. Michocki

RE: Petition for Special Hearing  
SE/S of Harford Rd opp. Cub Hill Rd  
Case No. 80-243-SPH

Dear Mr. Michocki:

This is to advise you that \$55.63 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

April 30, 1980

Cub Hill Inn, Inc.  
c/o Dennis J. Michocki  
10101 Harford Road  
Baltimore, Maryland 21234

**NOTICE OF HEARING**

RE: Petition for Special Hearing - SE/S Harford Road  
opposite Cub Hill Road - Case No. 80-243-SPH

TIME: 10:45 A.M.

DATE: Tuesday, May 27, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Mr. W. E. Hammond  
Zoning Commissioner Date: May 8, 1980  
FROM: John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 80-243-SPH Item 179

Petition for Special Hearing for off-street parking  
SE/S east side of Harford Road opposite Cub Hill Road  
Petitioner - Cub Hill Inn, Inc.

Eleventh District

HEARING: Tuesday, May 27, 1980 (10:45 A.M.)

If granted it is requested that the order be conditioned to require approval of a landscaping plan by the Division of Current Planning and Development

ZONING COMMISSIONER OF  
BALTIMORE COUNTY

JDS:JGH:ab

Mr. Dennis J. Michocki  
10101 Harford Road  
Baltimore, Maryland 21234

cc: Cicero H. Brown, Jr.  
1008 East Road  
Baltimore, Maryland 21204

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of March, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Cub Hill Inn, Inc.  
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 5 day of June, 1980.

Filing Fee \$ 25

Received: Check  
Cash  
Other

Petitioner: Cub Hill Inn  
Petitioner's Attorney

Submitted by: C. Brown  
Reviewed by: JDS

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>JDS</i>										
Revised Plans: Change in outline or description									Yes	No
Previous case:									Map #	

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: 5/11/80  
Posted for: Petition for Special Hearing  
Petitioner: Cub Hill Inn, Inc.  
Location of property: SE/S Harford Rd. opposite Cub Hill Rd.  
Location of Signs: South entrance to property facing intersection of Harford & Cub Hill Rd.  
Remarks: Sean Coleman  
Posted by: Sean Coleman Date of return: 5/16/80  
Signature



Pursuant to the advertisement, posting of property, and public hearing on the Petition for Special Hearing to approve a use permit in a D.R.16 Zone for business or industrial parking and it appearing that by reason of the following finding of facts that:

1. The owner, Petitioner herein, of the subject property is desirous of providing additional parking to serve the patrons of the Cub Hill Inn and the proposed addition thereto.
2. The existing business, as well as some of the required parking, are located in the D.L. Zone; whereas, the proposed additional parking is located within the D.R.16 Zone, with a vacant fifteen acre parcel of ground lying to the rear (southeast-erly), zoned D.R.3.5, which has been used for farming in the past.
3. Section 1B01.1.B.1.a of the Baltimore County Zoning Regulations (residential transition area definition) is not applicable to the facts developed through testimony.
4. To approve business or industrial parking in the D.R.16 Zone, under and pursuant to Section 409.4 of said regulations, would be in strict harmony with the spirit and intent of said regulations would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1980, that a use permit in the D.R.16 Zone for business parking, not to exceed thirty-eight in number, in accordance with the site plan prepared by Cicero H. Brown, Jr., dated February 25, 1980, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Retain and maintain the natural screening (woods and vegetation) along the rear property line.
2. Compliance with Sections 409.2.b and c and 409.4 of said regulations.
3. Compliance with the comments submitted by the Department of Health, dated May 5, 1980.

A revised site plan shall be submitted, incorporating all of the above, and approved by the Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

*William E. Hammond*  
Zoning Commissioner of  
Baltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
SE/S of Harford Road opposite  
Cub Hill Rd., 11th District : OF BALTIMORE COUNTY  
CUB HILL INN, INC., Petitioner : Case No. 80-243-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
County Court House, Rm. 223  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to Mr. Dennis J. Michocki, Cub Hill Inn, Inc., 10101 Harford Road, Baltimore, Maryland 21234, Petitioner.

*John W. Hession, III*  
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Dennis J. Michocki  
10101 Harford Road  
Baltimore, Maryland 21234

cc: Cicero H. Brown, Jr.  
1008 Hart Road  
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of March, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Cub Hill Inn, Inc.

Petitioner's Attorney:

Reviewed by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

ORDER RECEIVED FOR FILING

DATE: August 22, 1980  
BY: *John P. Long, Jr.*  
ADMINISTRATIVE ASSISTANT

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

May 16, 1980

Mr. Dennis J. Michocki  
10101 Harford Road  
Baltimore, Maryland 21234

RE: Item No. 179  
Petitioner-Cub Hill Inn, Inc.  
Special Hearing Petition

Dear Mr. Michocki:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to provide a parking area in a D.R.16 zone adjacent to your existing restaurant, which is located on the east side of Harford Road directly opposite Cub Hill in the 11th. Election District, this Special Hearing is required. At the time of field inspection, it appeared that the subject property is presently being used as a parking area. As shown on the admitted site plan, your proposal is to provide parking only in the D.R. 16 zoned portion of this property.

After consultation with your architect, Mr. Cicero H. Brown, it was decided that the petition would be scheduled for a hearing date and revised plans would be submitted at a later date. The submitted site plan must be revised to incorporate all of the enclosed comments from the State Highway Administration and the Office of Current Planning, while particular attention should be afforded to the comments of the Health Department, concerning the proposed addition to the north side of the existing restaurant building and those comments of the Fire Department and the Department of Permits and Licenses. If you require additional explanation on the comments from the latter department, you may contact Mr. Ted Burnham at 494-3987 in order to discuss this matter.

MICROFILMED

Item No. 179  
Page 2  
Special Hearing Petition

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:mkh

cc: Cicero H. Brown, Jr.  
1008 Hart Road  
Baltimore, Maryland 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 14, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #179 (1979-1980)

Property Owner: Cub Hill Inn, Inc.  
S/ES Harford Rd. opp. Cub Hill Rd.

Existing Zoning: B.L. & DR 16

Proposed Zoning: Special Hearing to allow off street parking in a DR 16 zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied for this property for Project IDCA 78-33 SP and in connection with the Zoning Advisory Committee review for Item 270 (1977-1978), are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 179 (1979-1980).

Very truly yours,

*Ellsworth N. Diver, P.E.*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:PWR:ss

R-SE Key Sheet  
41 & 42 NE 20 Pos. Sheets  
NE 11 E Topo  
71 Tax Map

Attachment

July 25, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #179 (1977-1978)

Property Owner: Cub Hill Inn, Inc.  
S/ES Harford Rd. opp. Cub Hill Rd.

Existing Zoning: B.L. & DR 16

Proposed Zoning: Special Hearing to allow off street parking in a residential zone.

Acres: 0.56 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project IDCA No. 70-33 P.

Highways:

Harford Road (Rd. 147) is a State Road; therefore, all improvements, interventions, entrances and drainage requirements as they affect the road are under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

MICROFILMED

PETITION FOR SPECIAL  
HEARING  
11th DISTRICT

ZONING: Petition for Special Hearing for off-street parking.  
LOCATION: Southeast side of Harford Road opposite Cub Hill Road  
DATE & TIME: Tuesday, May 27, 1980 at 10:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone. All that parcel of land in the Eleventh District of Baltimore County

Beginning for the same in the center of Harford Road at a point where it is intersected by the center of Cub Hill Road and running thence and binding on the zoning demarcation line between the B.L. and DR 16 zones as shown on Baltimore County zoning map 11 E NE, South 52 degrees 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outlines, the five following courses and distances viz: South 38 degrees 12 minutes West 11.35 feet, South 48 degrees 05 minutes 30 seconds East 52.65 feet, South 41 degrees 41 minutes 30 seconds West 76.35 feet, North 47 degrees 17 minutes West 119.45 feet and North 51 degrees 07 minutes West 188.39 feet to the center of Harford Road and thence binding in the center of said road, North 37 degrees 15 minutes East 75 feet to the place of beginning.

Containing 0.56 of an Acre of land more or less.

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department. Hearing Date: Tuesday May 27, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
May 8.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ each of one time ~~successive~~ weeks before the 27th day of May, 1980, the ~~first~~ publication appearing on the 8th day of May 1980.

THE JEFFERSONIAN,

*L. Frank Strickland*  
Manager.

Cost of Advertisement, \$

### Petition for Special Hearing

11th District

Zoning: Petition for Special Hearing for off-street parking.  
Location: Southeast side of Harford Road opposite Cub Hill road.

Date & Time: Tuesday, May 27, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

All that parcel of land in the Eleventh District of Baltimore County

Beginning for the same in the center of Harford road at a point where it is intersected by the center of Cub Hill road and running thence and binding on the zoning demarcation line between the B.L. and DR 16 zones as shown on Baltimore County zoning map 11 E NE, South 52° 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outline, the five following courses and distances viz: South 38° 12 minutes West 11.35 feet, South 48° 05 minutes 30 seconds East 52.65 feet, South 41° 41 minutes 30 seconds West 76.35 feet, North 47° 17 minutes West 119.45 feet and North 51° 07 minutes West 188.39 feet to the center of Harford road and thence binding in the center of said road, North 37° 15 minutes East 75 feet to the place of beginning.

Containing 0.56 of an acre of land M/L.

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date:  
TUESDAY, MAY 27, 1980  
AT 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

## The Essex Times

Essex, Md., May 8, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 8th day of May, 1980.

*Charles W. [Signature]*  
Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088802

DATE April 27, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Cub Hill Inn, Inc.

FOR: Filing Fee for Case No. 80-243-SFH

81256 1

25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088846

DATE May 27, 1980 ACCOUNT 01-662

AMOUNT \$55.63

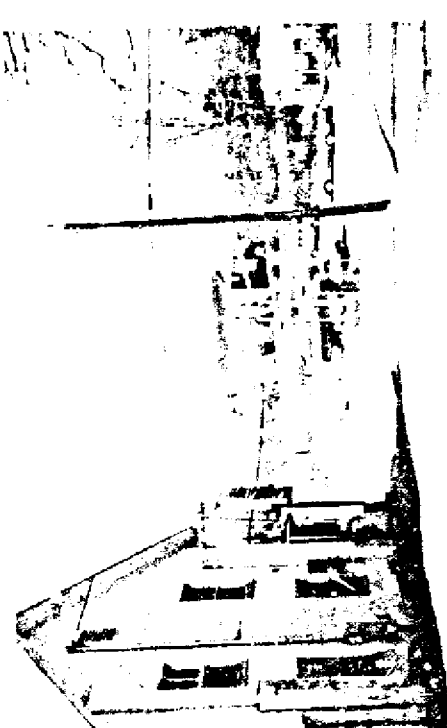
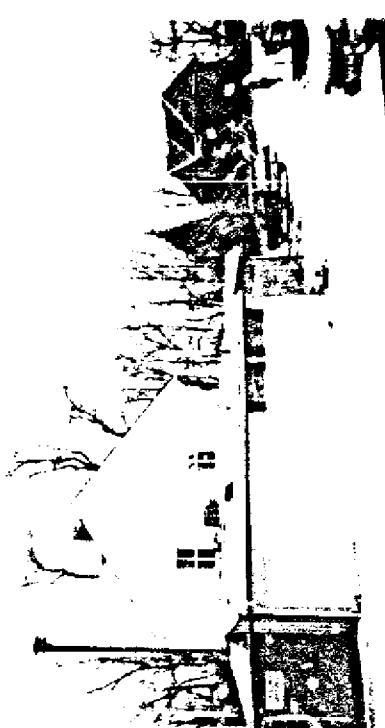
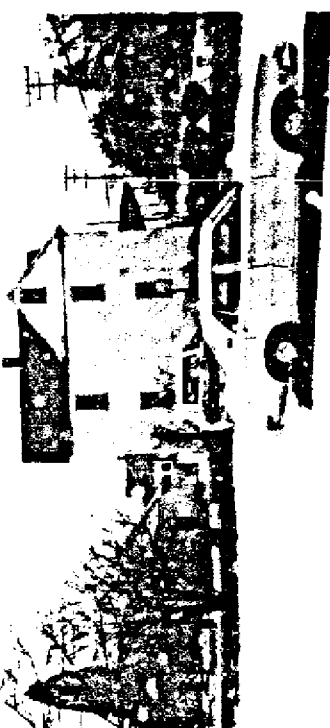
RECEIVED FROM: Cub Hill Inn, Inc.

FOR: Advertising and Posting for Case No. 80-243-SFH

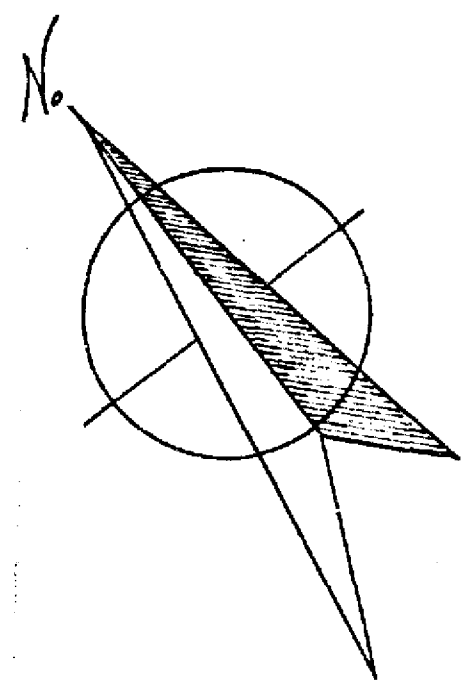
830 27

55.63

VALIDATION OR SIGNATURE OF CASHIER







SERVICE STATION.

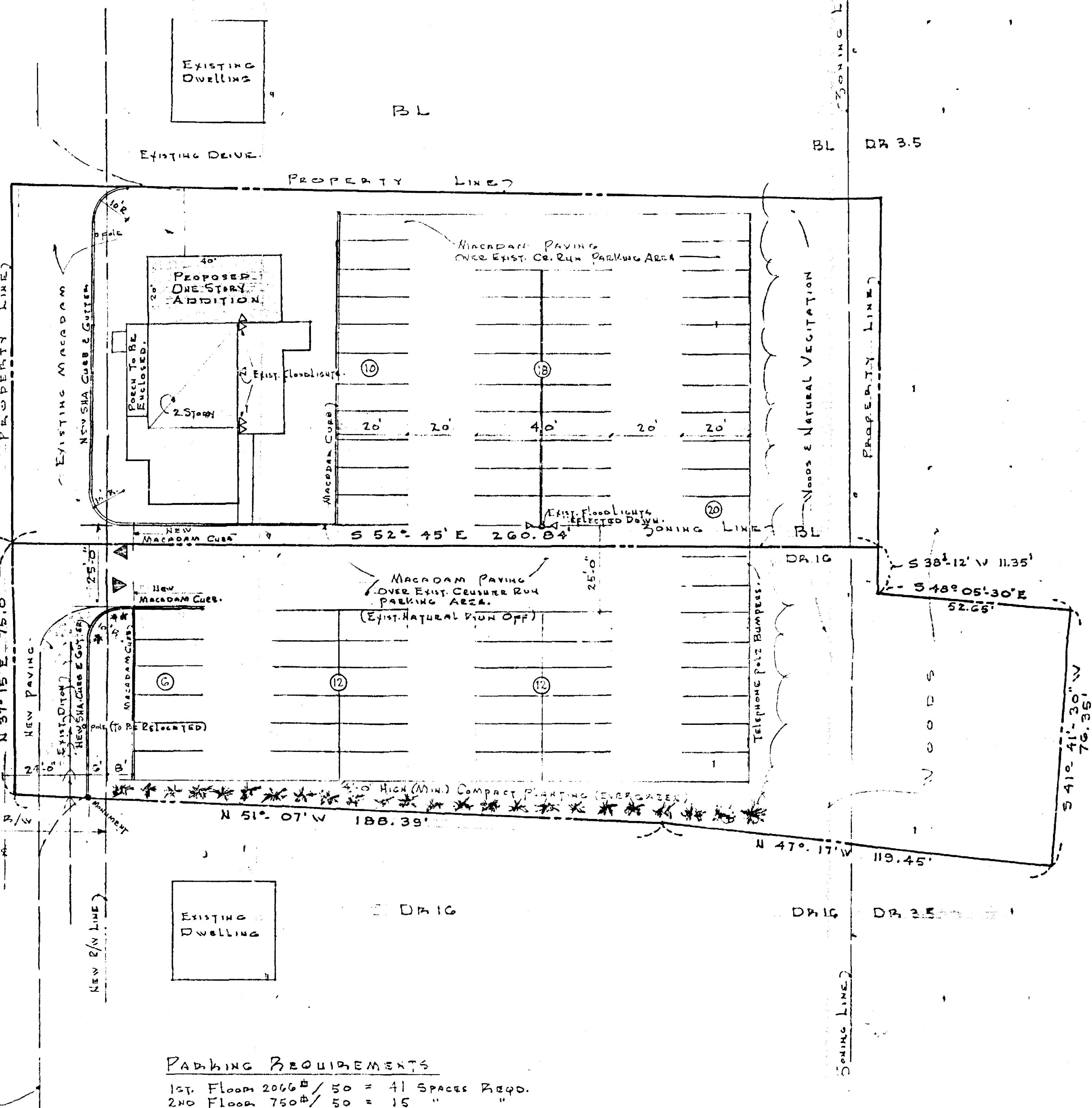
CUB HILL RD.  
BL  
DR-16

VACANT CORNER.

DR-16

HARFORD RD.  
PROPERTY LINE

EXISTING PAVING  
NEW R/W LINE

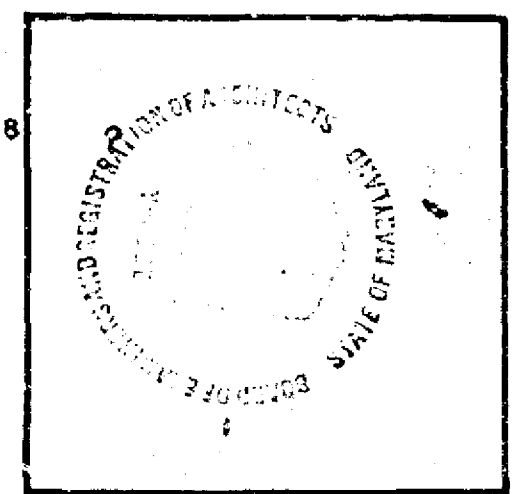
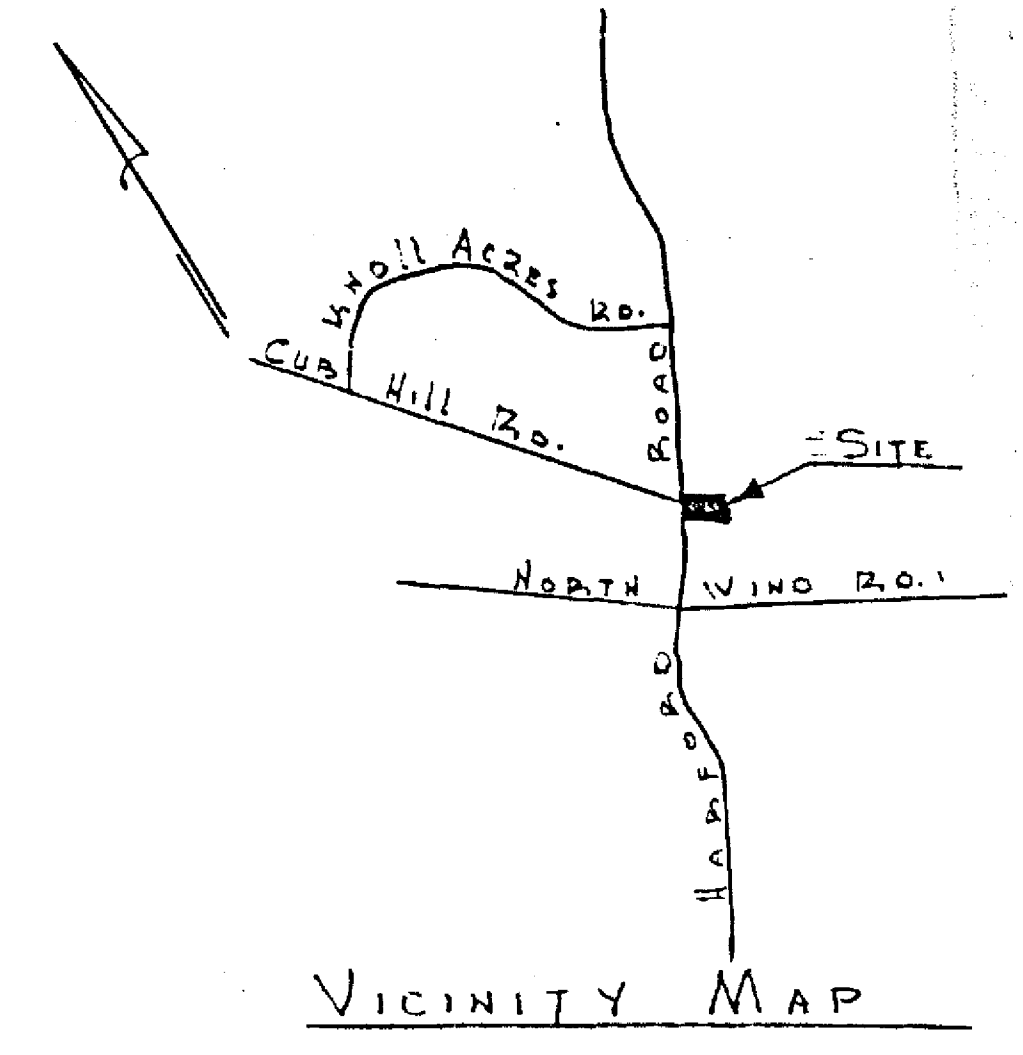


PARKING REQUIREMENTS

1st Floor 2066 sq ft / 50	= 41 SPACES REQD.
2nd Floor 750 sq ft / 50	= 15 "
Proposed Add. 800 sq ft / 50	= 16 "
72 SPACES REQD.	
Spaces Indicated 78	

- GENERAL NOTES.
1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
  2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
  3. LIGHTING OF PARKING AREA IS EXISTING REGULATED FOR GLARE & INTENSITY.
  4. EXIST. CRUSHER RUN PARKING AREA TO BE PAVED, - NATURAL DRAINAGE.
  5. HOURS OF OPERATION - WK. DAYS. 10 A.M. TO 2 A.M. WK. ENDS 8 A.M. TO 2 A.M.
- PARKING AREA TO BE REGULATED FOR PROPER USE AND DULY MAINTAINED.

SURVEY INFORMATION TAKEN FROM GERHOLD, CROSS & ETZEL  
PLAT DATED 12 MAY 1978.



CICERO H. BROWN, JR.  
ARCHITECT  
1008 HART ROAD  
TOWSON, MARYLAND 21204

ZONING PLAT FOR SPECIAL HEARING  
ALLOW OFF-STREET PARKING IN RESIDENTIAL ZONE  
CUB HILL INN  
10101 HARFORD RD. BALTIMORE CO., MD. 21234  
11 DISTRICT

PLOT PLAN  
FOR  
ZONING HEARING

COMM. No. 7920  
DATE - 25 FEB 80  
SCALE - 1" = 20'-0"

DRAWING No.  
A-1

4C  
NE 11.2  
11  
3/1/80  
304  
CK  
1/25/81  
4P

Pursuant to the advertisement, posting of property, and public hearing on the Petition for Special Hearing to approve a use permit in a D.R.16 Zone for business or industrial parking and it appearing that by reason of the following finding of facts that:

1. The owner, Petitioner herein, of the subject property is desirous of providing additional parking to serve the patrons of the Cub Hill Inn and the proposed addition hereto.
2. The existing business, as well as some of the required parking, are located in the B.L. Zone; whereas, the proposed additional parking is located within the D.R.16 Zone, with a vacant fifteen acre parcel of ground lying to the rear (southeast-erly), zoned D.R.3.5, which has been used for farming in the past.
3. Section 1B01.1.B.1.a of the Baltimore County Zoning Regulations (residential transition area definition) is not applicable to the facts developed through testimony.
4. To approve business or industrial parking in the D.R.16 Zone, under and pursuant to Section 409.4 of said regulations, would be in strict harmony with the spirit and intent of said regulations would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22<sup>nd</sup> day of August, 1980, that a use permit in the D.R.16 Zone for business parking, not to exceed thirty-eight in number, in accordance with the site plan prepared by Cicero H. Brown, Jr., dated February 25, 1980, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Retain and maintain the natural screening (woods and vegetation) along the rear property line.
2. Compliance with Sections 409.2.b and c and 409.4 of said regulations.
3. Compliance with the comments submitted by the Department of Health, dated May 5, 1980.
4. A revised site plan shall be submitted, incorporating all of the above, and approved by the Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of  
Baltimore County

Item #270 (1977-1978)  
Property Owner: Cub Hill Inn, Inc.  
Page 2  
July 25, 1979

Water and Sanitary Sewers

There is a public 12-inch water main in Harford Road. Additional fire hydrant protection is required in the vicinity.

Sanitary sewerage is not available to serve this property, which is and using private on-site sewage disposal. This property is within the Baltimore-Sanitary Sewerage Line. The Baltimore County Sewerage Plan, S-L-1, as amended, indicates "No Sewer Service" in the area in 6 to 10 years.

Very truly yours,  
(Signature)

ELIZABETH W. GIBBS, P.E.  
Chief, Bureau of Engineering

ENDING: F-115

cc: W. Munchel

A-S-E Key Sheet  
41 & 42 NS 20 Pgs. Sheets  
NS 11 & Topo  
71 T-12 Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

April 30, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179, Zoning Advisory Committee Meeting, March 18, 1980, are as follows:

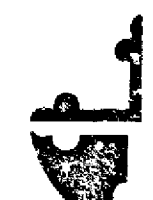
Property Owner: Cub Hill Inn, Inc.  
Location: S/S Harford Road opposite Cub Hill Road  
Existing zoning: B.L. and D.R.16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R.16 zone. (previously submitted as Item #270, 1977-78)  
Acres: 0.56  
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The north side of the parking lot must be screened. Also, the parking area along Harford Road must be screened.

Very truly yours,

(Signature)  
John L. Wimbley  
Planner III  
Current Planning and Development



Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 179 - ZAC - March 18, 1980  
Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Road opposite Cub Hill Road  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 Zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56  
District: 11th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested parking in a residential zone.

Very truly yours,

(Signature)  
Michael S. Flanigan  
Engineer Associate II

MSF/bza



Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
H. S. Callender  
Administrator

March 20, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 18, 1980  
ITEM: 179.  
Property Owner: Cub Hill Inn, Inc.

Location: SE/S Harford Rd.  
(Route 147) opp. Cub Hill Rd.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (Previously submitted as Item No. 270, 1977-78)  
Acres: 0.56  
District: 11th

Dear Mr. Hammond:

An inspection of the site revealed this plan must be revised. It is recommended that a 30' entrance be used. All State Highway Administration required curb must be concrete and not macadam as noted on the plan. The lot must be paved to stop runoff of gravel into the State Right of Way.

The entrance northeast of the property line must be defined more clearly.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

(Signature)  
By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 5, 1980

Mr. William R. Hammond  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179, Zoning Advisory Committee Meeting of March 18, 1980, are as follows:

Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Rd. opp. Cub Hill Rd.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)  
Acres: 0.56  
District: 11th

The existing building is presently served by metropolitan water and a private sewage disposal system, which appears to be functioning properly. The proposed addition will interfere with the location of one of the seepage pits. Prior to approval of a building permit for the addition, the seepage pit must be pumped out and back-filled in an approved manner.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

(Signature)  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth

cc: Food Plans Review



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

March 26, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Cub Hill Inn, Inc.

Location: SE/S Harford Rd. opp. Cub Hill Rd.

Item No: 179 Zoning Agenda: Meeting of 3/18/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Along Harford Road.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: (Signature) 3/26/80 Noted and Approved: (Signature)  
Planning/Group Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED JALESKI JR.  
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179 Zoning Advisory Committee Meeting, March 18, 1980 are as follows:

Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Road opp. Cub Hill Road  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56  
District: 11th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer on file to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- I. Comments - See Section 106.6 of the 1978 B.O.C.A. Basic Building Code, in conjunction with Item "H"

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #222 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

(Signature)  
Charles F. Burnham, Chief  
Plans Review

CER:rrj

My telephone number is (301) 383-4320

P.O. Box 717 / 220 West Preston Street, Baltimore, Maryland 21203







# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 5 day of May, 1980

Filing Fee \$ 25 Received:        Check       

Cash       

Other       

#179

Petitioner Cub Hill Inn

Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney       

Reviewed by       

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

## PETITION FOR SPECIAL HEARING

### 11th DISTRICT

ZONING: Petition for Special Hearing for off-street parking.  
LOCATION: Southeast side of Harford Road opposite Cub Hill Road.  
DATE & TIME: Tuesday, May 27, 1980 at 10:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

For a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone. All that parcel of land in the Eleventh District of Baltimore County.

Beginning for the same in the center of Harford Road at a point where it is intersected by the center of Cub Hill Road and running thence and binding on the zoning demarcation line between the B.L. and DR 18 zones as shown on Baltimore County zoning map 11 E NE, South 52° 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outline, the five following courses and distances viz: South 38° 12 minutes West 11.35 feet, South 48° 05 minutes West 11.35 feet, South 41° 41 minutes East 52.65 feet, South 41° 41 minutes West 76.35 feet, North 47° 17 minutes West 119.45 feet and North 51° 07 minutes West 188.39 feet to the center of Harford Road and thence binding in the center of said road, North 37° 15 minutes East 75 feet to the place of beginning. Containing 0.56 of an Acre of land more or less.

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department. Hearing Date: Tuesday May 27, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
May 8.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each of one time successive weeks before the 27th day of May, 1980, the first publication appearing on the 8th day of May, 1980.

THE JEFFERSONIAN,

S. Lusk,  
Manager.

Cost of Advertisement, \$       

## Petition for Special Hearing

### 11th District

Zoning: Petition for Special Hearing for off-street parking.  
Location: South side of Harford Road opposite Cub Hill Road.

Date & Time: Tuesday, May 27, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

All that parcel of land in the Eleventh District of Baltimore County.

Beginning for the same in the center of Harford Road at a point where it is intersected by the center of Cub Hill Road and running thence and binding on the zoning demarcation line between the B.L. and DR 18 zones as shown on Baltimore County zoning map 11 E NE, South 52° 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outline, the five following courses and distances viz: South 38° 12 minutes West 11.35 feet, South 48° 05 minutes East 52.65 feet, South 41° 41 minutes West 76.35 feet, North 47° 17 minutes West 119.45 feet and North 51° 07 minutes West 188.39 feet to the center of Harford Road and thence binding in the center of said road, North 37° 15 minutes East 75 feet to the place of beginning. Containing 0.56 of an acre of land M/L.

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: TUESDAY, MAY 27, 1980 AT 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

## The Essex Times

Essex, Md., May 8, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 8th day of May, 1980  
       Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088802

DATE April 29, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Cub Hill Inn, Inc.

FOR: Filing Fee for Case No. 80-243-SPT

81-5-24-1 110-25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 08846

DATE May 27, 1980 ACCOUNT 01-662

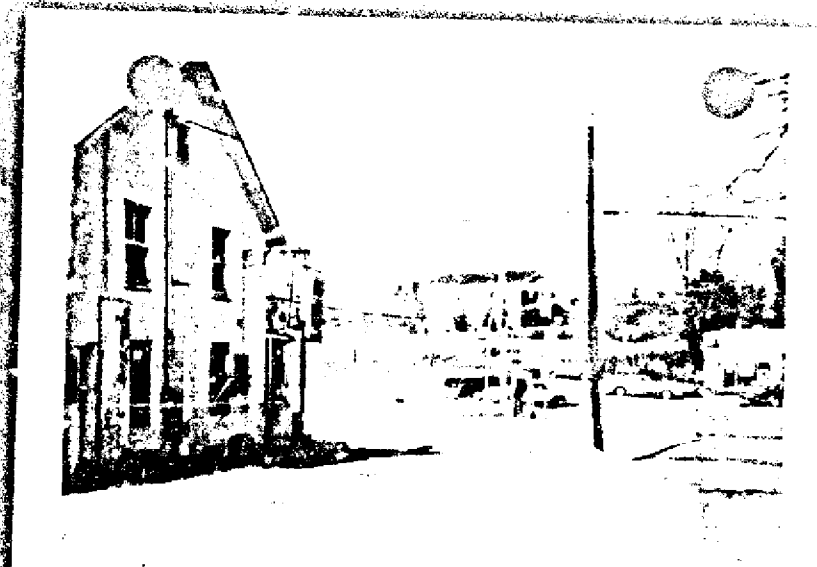
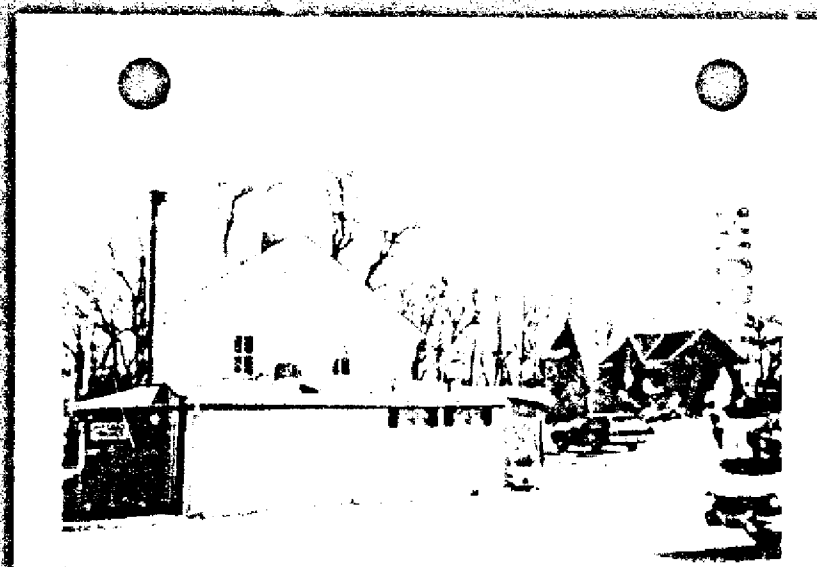
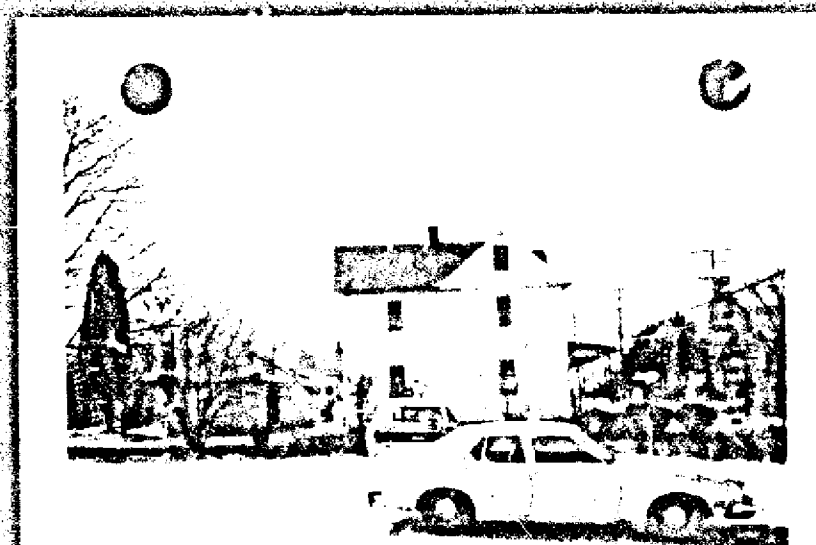
AMOUNT \$55.63

RECEIVED FROM: Cub Hill Inn, Inc.

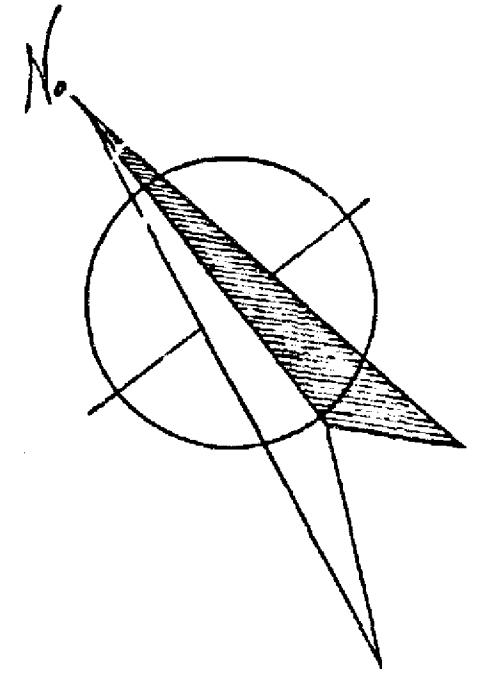
FOR: Advertising and Posting for Case No. 80-243-SPT

83-5-27-1 110-55.63

VALIDATION OR SIGNATURE OF CASHIER







SERVICE STATION

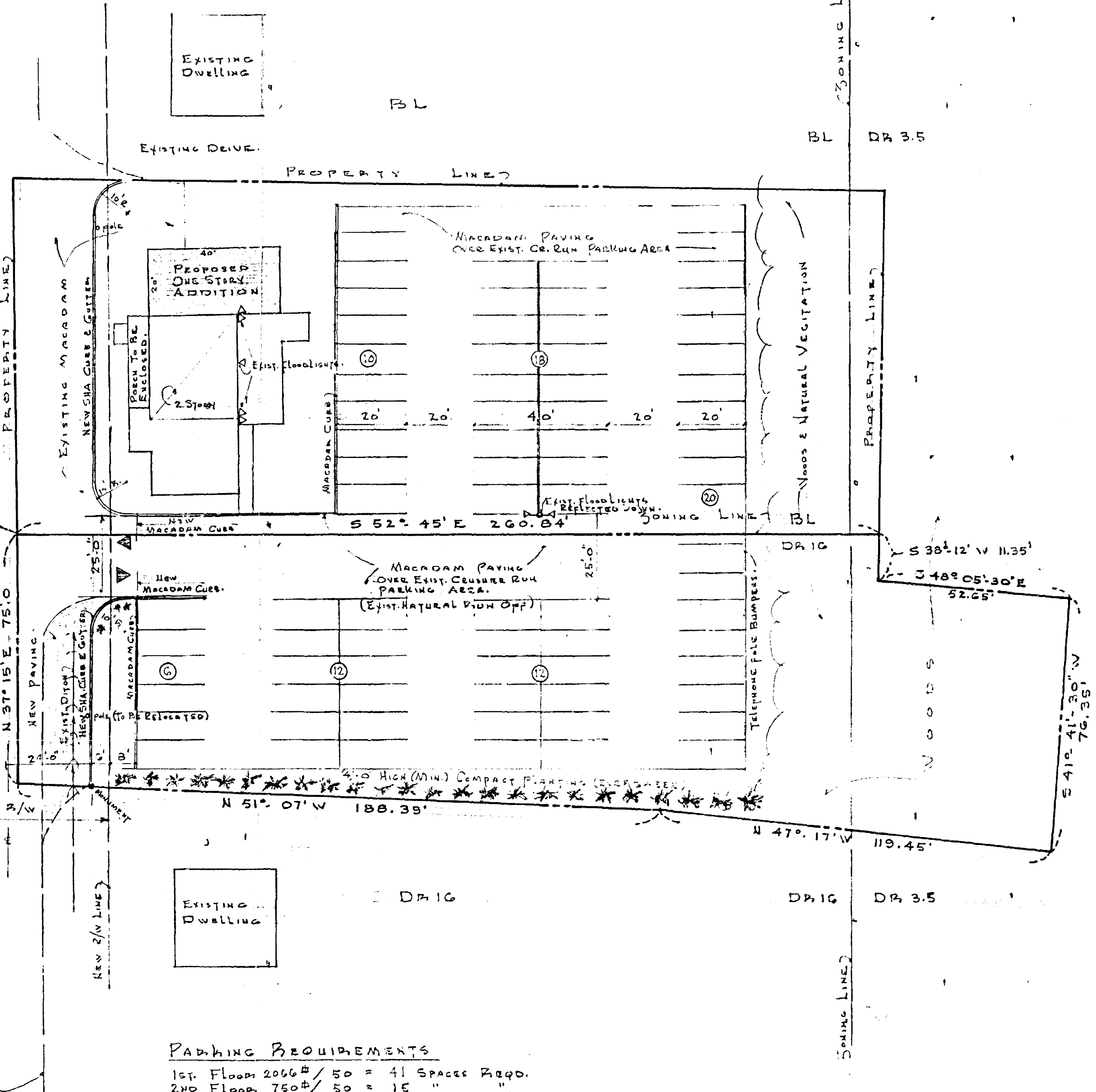
CUB HILL RD.  
BL  
DR 1G

VACANT CORNER

DR 1G

HARFORD RD.  
BL  
DR 1G

EXISTING PAVING



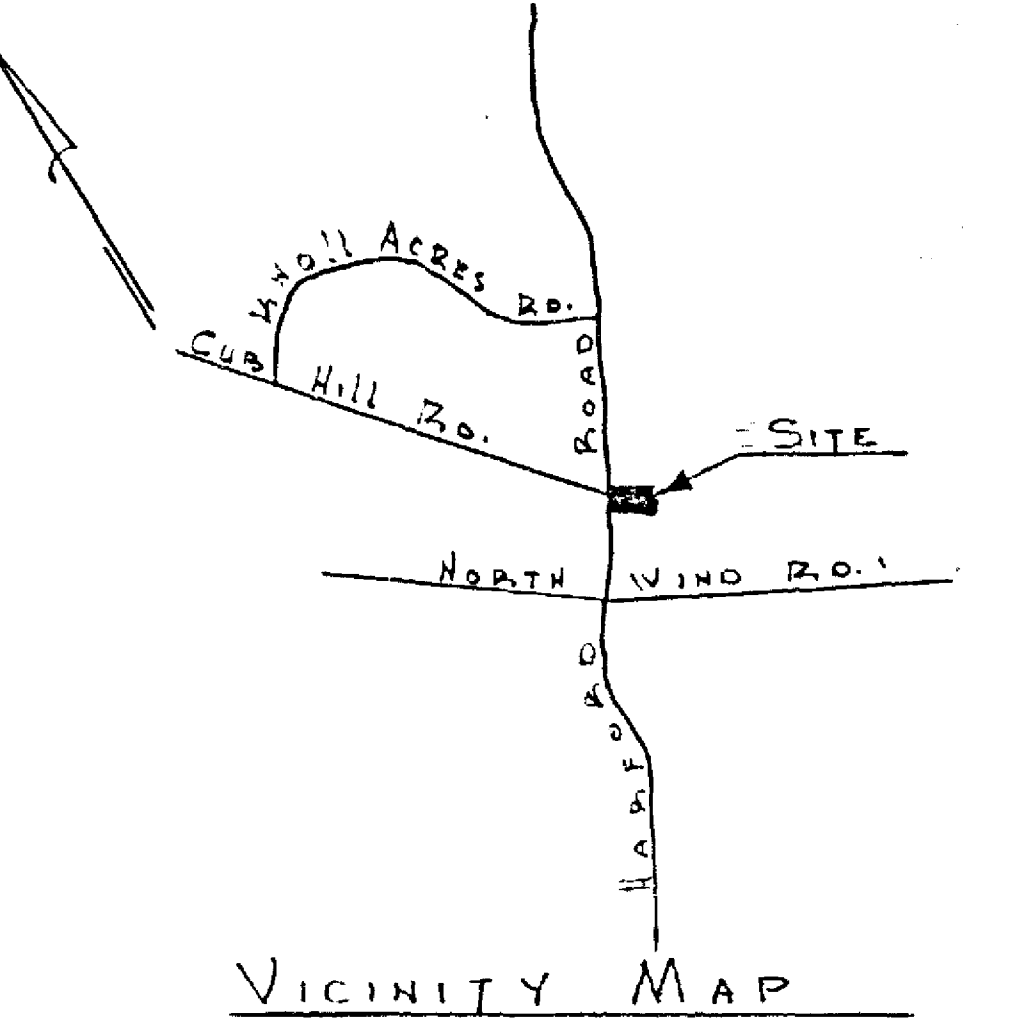
PARKING REQUIREMENTS

1st Floor 2066 / 50 = 41 Spaces Req'd.  
2nd Floor 750 / 50 = 15 "  
Proposed Add. 800 / 50 = 16 "  
72 Spaces Req'd.  
Spaces Indicated 78

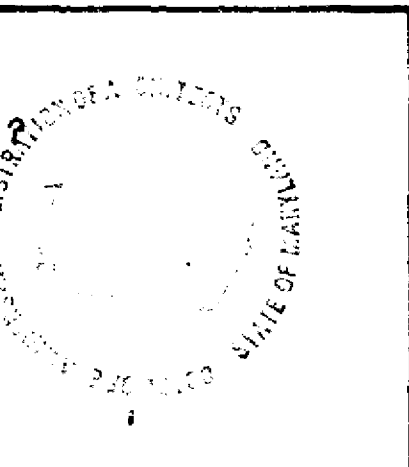
GENERAL NOTES.

1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
3. LIGHTING OF PARKING AREA IS EXISTING REGULATED FOR GLARE & INTENSITY.
4. EXIST. CRUSHER RUN PARKING AREA TO BE PAVED - NATURAL DRAINED.
5. HOURS OF OPERATION - Wk. DAYS - 10 A.M. TO 2 A.M. Wk. ENDS 8 A.M. TO 2 A.M.
6. PARKING AREA TO BE REGULATED FOR PROPER USE AND DULY MAINTAINED.

SURVEY INFORMATION TAKEN FROM GERHOLD, CROSS & ETZEL  
PLAT DATED 12 MAY 1978.



VICINITY MAP



CICERO H. BROWN, JR.  
ARCHITECT  
1008 HART ROAD  
TOWSON, MARYLAND 21204

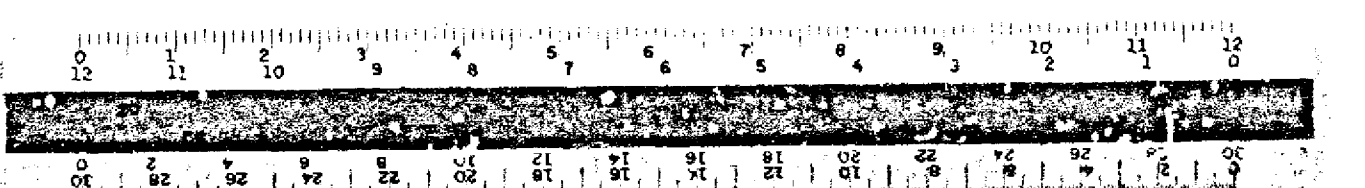
ZONING PLAT FOR SPECIAL HEARING  
ALLOW OFF-STREET PARKING IN RESIDENTIAL ZONE  
CUB HILL INN  
10101 HARFORD P.D. BALTIMORE CO., MD. 21234  
11 DISTRICT

PLOT PLAN  
FOR  
ZONING HEARING

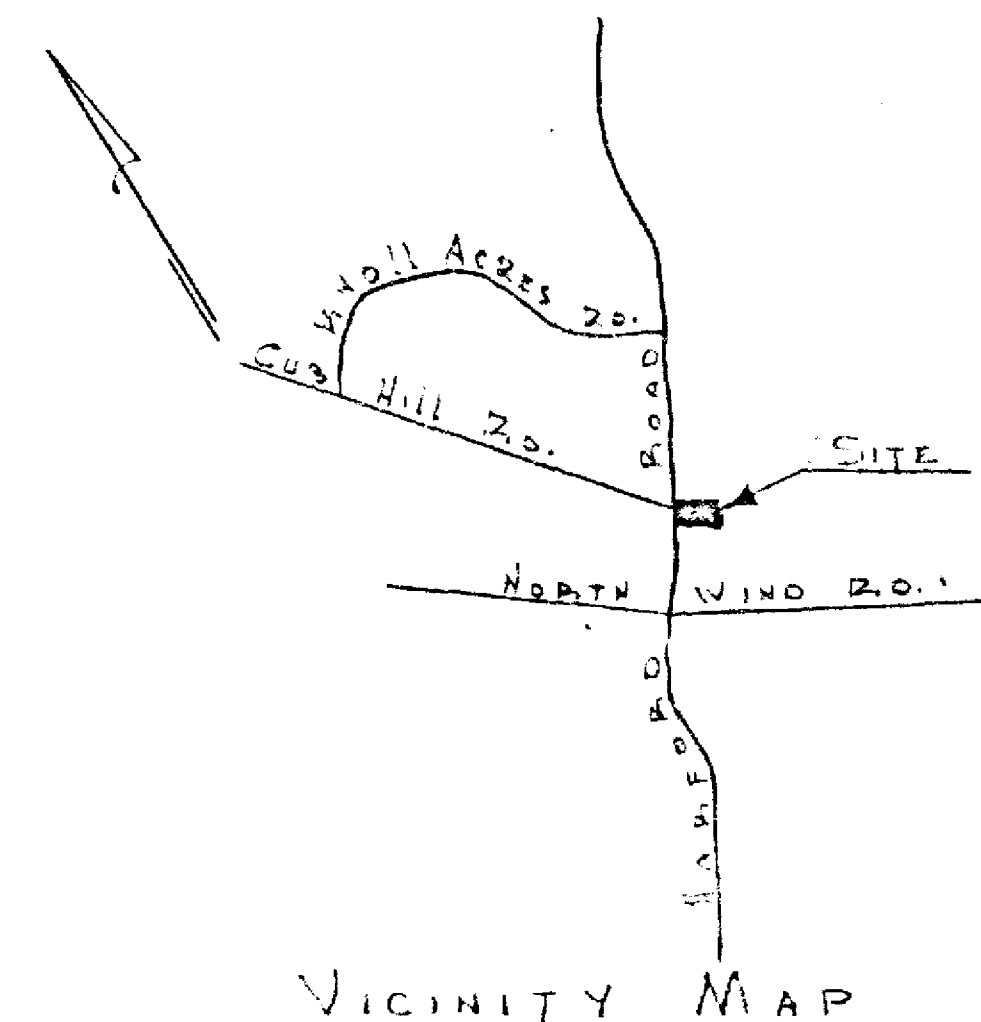
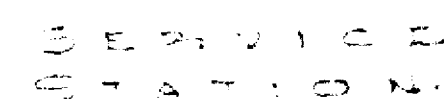
Comm. No. 7920  
DATE - 25 FEB 80  
Scale - 1" = 20'-0"

Drawing No.  
A-1

4C  
HE 11.2  
11  
1/5/80  
2PH  
CK  
1/24/81  
ML







BOARD OF EXAMINERS AND REGISTRATION  
1500-A  
STATE OF MARYLAND  
C

CICERO H. BROWN, JR.  
ARCHITECT  
1008 HART ROAD  
TOWSON, MARYLAND 21204

ZONING PLAT FOR SPECIAL HEARING  
ALLOW OFF-STREET PARKING IN RESIDENTIAL ZONE.  
CUB HILL INN  
10101 HARFORD P.D. BALTIMORE CO., MD. 21234  
11 DISTRICT.

PLOT PLAN  
FOR  
ZONING HEARING

Comm. No. 7920

DATE - 25 FEB 80

Scale - 1" = 20'-0"

DRAWING No.

A-103

REVISED 14 Apr 81  
REVISED 10 Apr 81  
REVISED 6 Apr 81

**MICROFILMED**

GENERAL NOTES:

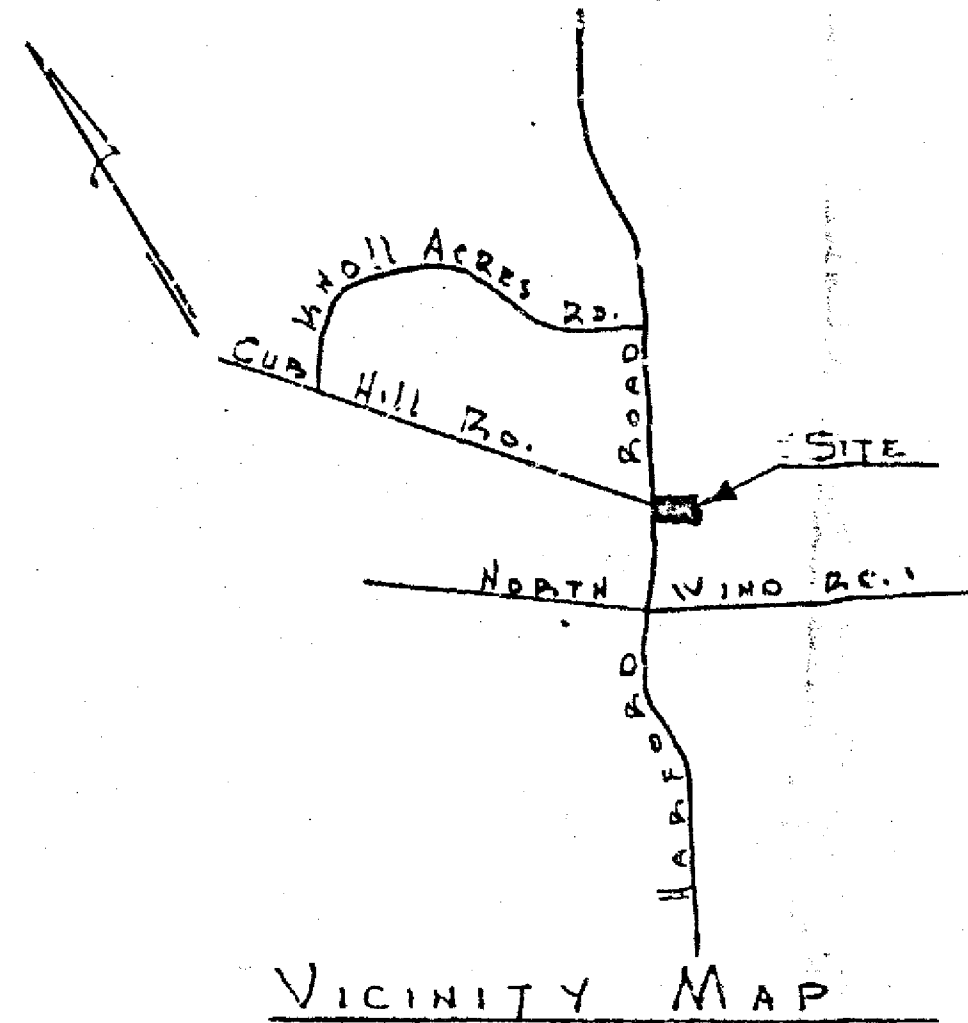
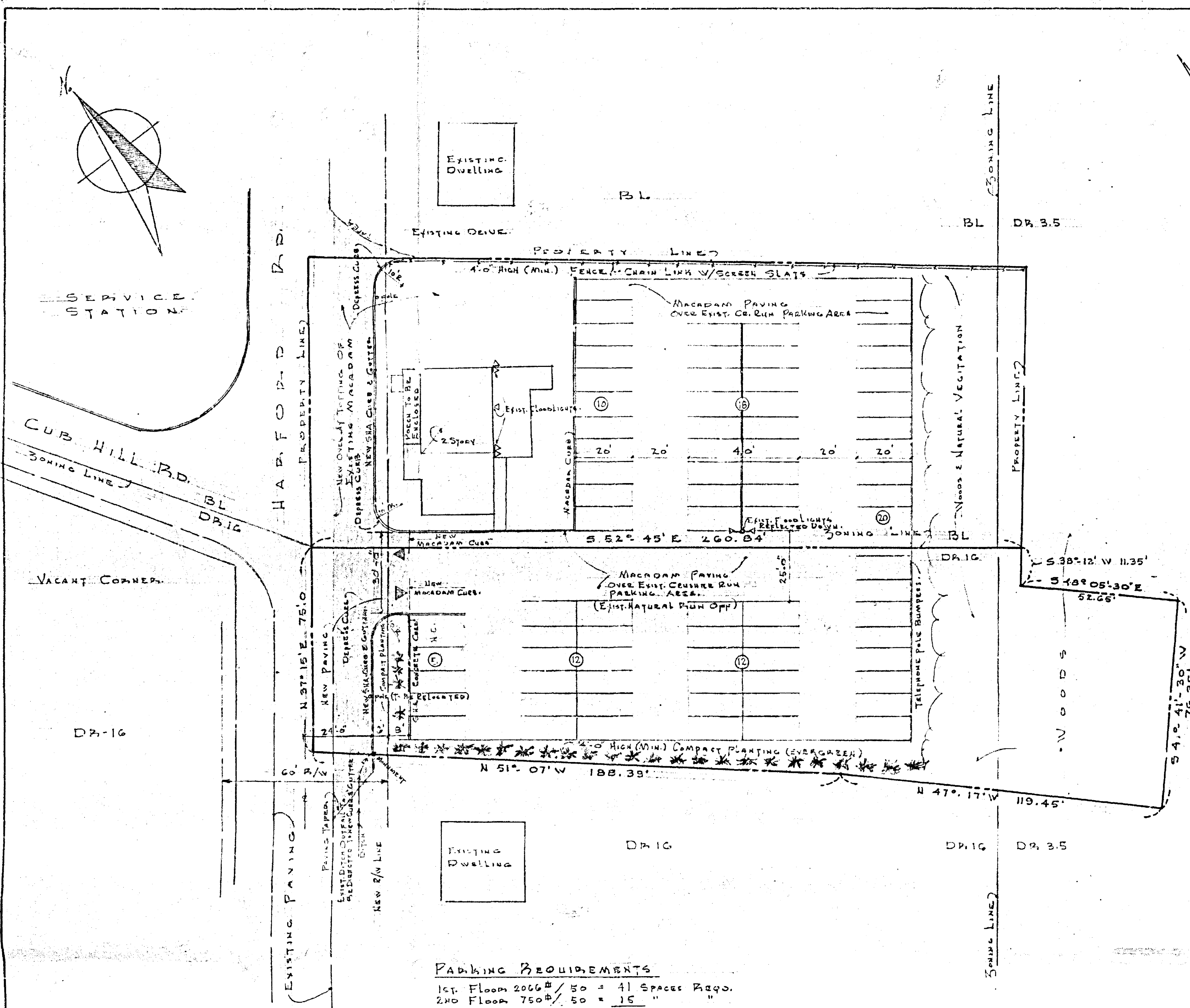
1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
3. LIGHTING OF PARKING AREA IS EXISTING REGULATED W- GLARE & INTENSITY.
4. EXIST. CUSHER RUN PARKING AREA TO BE PAVED - NATURAL DRAINAGE.
5. HOURS OF OPERATION - WK DAYS. 10 A.M. TO 2 A.M. WK ENDS 8 A.M. TO 2 A.M.  
PARKING AREA TO BE REGULATED FOR PROPER USE AND ALL MAINTAINED.

SURVEY INFORMATION TAKEN FROM GERHOLD, CROSBY & ETZEL  
FLAT DATED 12 MAY 1978.

ZONING RESTRICTIONS.

1. RETAIN & MAINTAIN THE NATURAL SCREENING (WOODS & VEGETATION) ALONG THE DEER PROPERTY LINE.
2. COMPLIANCE WITH SECTIONS 400.2.b AND 3. AND 400.4 OF SAID REGULATIONS.
3. COMPLIANCE WITH THE COMMENTS SUBMITTED TO THE DEPARTMENT OF HEALTH, DATED MAY 5, 1980.





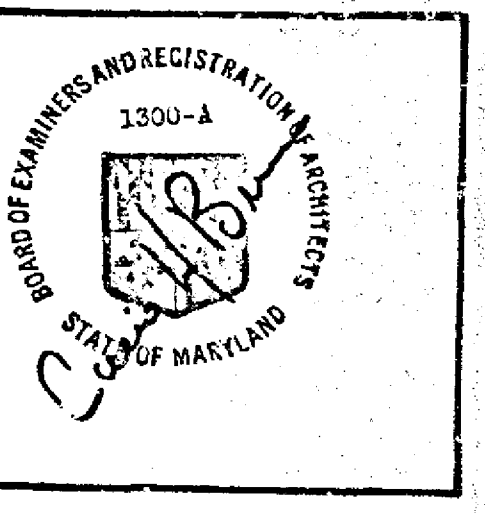
**PARKING REQUIREMENTS**  
 1st Floor 2066<sup>sq</sup> / 50 = 41 Spaces Req'd.  
 2nd Floor 750<sup>sq</sup> / 50 = 15 " "  
 Spaces Indicated 56 Spaces Req'd.  
 77

**GENERAL NOTES.**  
 1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.  
 2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.  
 3. LIGHTING OF PARKING AREA IS EXISTING REGULATED FOR GLARE & INTENSITY.  
 4. EXIST. CUSHNER RUN PARKING AREA TO BE PAVED - NATURAL DRAINAGE.  
 5. HOURS OF OPERATION - Wk. DAYS 10 A.M. TO 2 A.M. Wk. ENDS 8 A.M. TO 2 A.M.  
 6. PARKING AREA TO BE REGULATED FOR PROPER USE AND DULY MAINTAINED.

1. SURVEY INFORMATION TAKEN FROM GERHOLD, CROSS & ETZEL  
 2. PLAT DATED 12 MAY 1978.

**ZONING RESTRICTIONS.**  
 1. RETAIN & MAINTAIN THE NATURAL SCREENING (WOODS & VEGETATION) ALONG THE REAR PROPERTY LINE.  
 2. COMPLIANCE WITH SECTIONS 409.2.b AND C. AND 409.4 OF SAID REGULATIONS.  
 3. COMPLIANCE WITH THE COMMENTS SUBMITTED TO THE DEPARTMENT OF HEALTH, DATED MAY 5, 1980.

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: *[Signature]*  
 DATE: 5/16/81  
 BY: *[Signature]*  
 DATE: 5/16/81  
 ZONING COMMISSIONER



CICERO H. BROWN, JR.  
 ARCHITECT  
 100 HART ROAD  
 TOWSON, MARYLAND 21204

**ZONING PLAT FOR SPECIAL HEARING**  
**ALLOW OFF-STREET PARKING IN RESIDENTIAL ZONE.**  
**CUB HILL INN**  
**10101 HARFORD RD. BALTIMORE CO. MD. 21234**  
**11 DISTRICT.**

**PLOT PLAN FOR ZONING HEARING**

COMM. No. 7920  
 DATE - 25 FEB 80  
 SCALE - 1" = 20'-0"

DRAWING No.  
**A-113**

REVISED 14 Apr 81  
 REVISED 10 Apr 81  
 REVISED 6 Apr 81





# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Cub Hill Inn, Inc., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

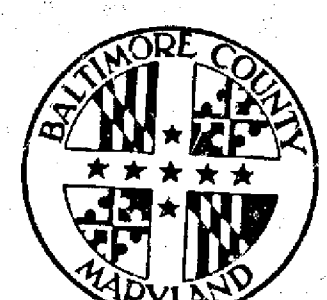
Address: 10101 Harford Rd. Baltimore, Maryland 21234  
 Contract Purchaser: Dennis J. Michocki Legal Owner  
 Petitioner's Attorney: \_\_\_\_\_  
 Protestants Attorney: \_\_\_\_\_

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1980, at 10:00 o'clock A.M.

*[Signature]*  
 Zoning Commissioner of Baltimore County

(over)

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



### PETITION AND SITE PLAN EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 16, 1980

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

Chairman  
 Nicholas S. Commodari

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

Mr. Dennis J. Michocki  
 10101 Harford Road  
 Baltimore, Maryland 21234

RE: Item No. 179  
 Petitioner-Cub Hill Inn, Inc.  
 Special Hearing Petition

Dear Mr. Michocki:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to provide a parking area in a D.R.16 zone adjacent to your existing restaurant, which is located on the east side of Harford Road directly opposite Cub Hill in the 11th. Election District, this Special Hearing is required. At the time of field inspection, it appeared that the subject property is presently being used as a parking area. As shown on the submitted site plan, your proposal is to provide parking only in the D.R. 16 zoned portion of this property.

After conversation with your architect, Mr. Cicero H. Brown, it was decided that the petition would be scheduled for a hearing date and revised plans would be submitted at a later date. The submitted site plan must be revised to incorporate all of the enclosed comments from the State Highway Administration and the Office of Current Planning, while particular attention should be afforded to the comments of the Health Department, concerning the proposed addition to the north side of the existing restaurant building and those comments of the Fire Department and the Department of Permits and Licenses. If you require additional explanation on the comments from the latter department, you may contact Mr. Ted Burnham at 434-3987 in order to discuss this matter.

Item No. 179  
 Page 2  
 Special Hearing Petition

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
*[Signature]*  
 NICHOLAS S. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

NEC:mkh

cc: Cicero H. Brown, Jr.  
 1008 Hart Road  
 Baltimore, Maryland 21204

BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

April 14, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #179 (1979-1980)  
 Property Owner: Cub Hill Inn, Inc.  
 S/ES Harford Rd. opp. Cub Hill Rd.  
 Existing Zoning: S.L. & DR 16  
 Proposed Zoning: Special Hearing to allow off street parking in a DR 16 zone (previously submitted as Item No. 270, 1977-78)  
 Acres: 0.56 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

The comments which were supplied for this property for Project IDCA 78-33 SP and in connection with the Zoning Advisory Committee review for Item 270 (1977-1978), are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 179 (1979-1980).

Very truly yours,

*[Signature]*  
 ELLSWORTH N. DIVER, P.E.  
 Chief, Bureau of Engineering

END:RAM:FW:SS

R-SE Key Sheet  
 41 & 42 NE 20 Pos. Sheets  
 NE 11 & 20  
 71 Tax Map

Attachment

July 25, 1979

Mr. E. Eric DiNenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #270 (1977-1978)  
 Property Owner: Cub Hill Inn, Inc.  
 S/ES Harford Rd. opp. Cub Hill Rd.  
 Existing Zoning: S.L. & DR 16  
 Proposed Zoning: Special Hearing to allow off street parking in a DR 16 zone (previously submitted as Item No. 270, 1977-78)  
 Acres: 0.56 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Comments were supplied for this property for Project IDCA 78-33 P.

#### Highways:

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections, entrances and driveway requirements on this affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Observation of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #270 (1977-1978)  
 Property Owner: Cub Hill Inn, Inc.  
 Page 2  
 July 25, 1979

#### Water and Sanitary Sewers:

There is a public 12-inch water main in Harford Road. Additional fire hydrant protection is required in the vicinity.

Sanitary sewerage is not available to serve this property, which is using existing private sanitary sewerage disposal. This property is within the future sanitary sewerage line. The Baltimore County Sewerage Division, S-L-1, as amended, indicates "Trunked Service" in the area in 6 to 10 years.

Very truly yours,  
*[Signature]*  
 WILLIAM E. HAMMOND, P.E.  
 Chief, Bureau of Engineering

END:RAM:FW:SS

cc: W. Thinchel  
 R-SE Key Sheet  
 41 & 42 NE 20 Pos. Sheets  
 NE 11 & 20  
 71 Tax Map

BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3211

JOHN D. SEYFERT  
 DIRECTOR

April 30, 1980

Mr. William Hammond, Zoning Commissioner  
 Zoning Advisory Committee  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179, Zoning Advisory Committee Meeting, March 18, 1980, are as follows:

Property Owner: Cub Hill Inn, Inc.  
 Location: S /S Harford Road opposite Cub Hill Road  
 Existing Zoning: B.L. and D.R.16  
 Proposed Zoning: Special Hearing to allow off street parking in a D.R.16 zone. (previously submitted as Item #270, 1977-78)  
 Acres: 0.56  
 District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The north side of the parking lot must be screened. Also, the parking area along Harford Road must be screened.

Very truly yours,

*[Signature]*  
 John L. Wimbley  
 Planner III  
 Current Planning and Development



Pursuant to the advertisement, posting of property, and public hearing on the Petition for Special Hearing to approve a use permit in a D.R.16 Zone for business or industrial parking and it appearing that by reason of the following finding of facts that:

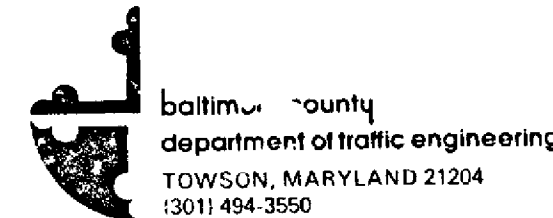
1. The owner, Petitioner herein, of the subject property is desirous of providing additional parking to serve the patrons of the Cub Hill Inn and the proposed addition thereto.
2. The existing business, as well as some of the required parking, are located in the B.L. Zone; whereas, the proposed additional parking is located within the D.R.16 Zone, with a vacant fifteen acre parcel of ground lying to the rear (southeast-erly), zoned D.R.3.5, which has been used for farming in the past.
3. Section 1B01.1.B.1.a of the Baltimore County Zoning Regulations (residential transition area definition) is not applicable to the facts developed through testimony.
4. To approve business or industrial parking in the D.R.16 Zone, under and pursuant to Section 409.4 of said regulations, would be in strict harmony with the spirit and intent of said regulations would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1980, that a use permit in the D.R.16 Zone for business parking, not to exceed thirty-eight in number, in accordance with the site plan prepared by Cicero H. Brown, Jr., dated February 25, 1980, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Retain and maintain the natural screening (woods and vegetation) along the rear property line.
  2. Compliance with Sections 409.2.b and c and 409.4 of said regulations.
  3. Compliance with the comments submitted by the Department of Health, dated May 5, 1980.
- A revised site plan shall be submitted, incorporating all of the above, and approved by the Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

*[Signature]*  
Zoning Commissioner of  
Baltimore County



STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 179 - ZAC - March 18, 1980  
Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Road opposite Cub Hill Road  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 Zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56  
District: 11th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested parking in a residential zone.

Very truly yours,

*[Signature]*  
Michael S. Flanagan  
Engineer Associate II

MSF/bza



Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Callender  
Administrator

March 20, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Re: Z.A.C. Meeting, March 18, 1980  
ITEM: 179.  
Property Owner: Cub Hill Inn, Inc.

Location: SE/S Harford Rd.  
(Route 147) opp. Cub Hill Rd.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)  
Acres: 0.56  
District: 11th

Dear Mr. Hammond:

An inspection of the site revealed this plan must be revised. It is recommended that a 30' entrance be used. All State Highway Administration required curb must be concrete and not macadam as noted on the plan. The lot must be paved to stop runoff of gravel into the State Right of Way.

The entrance northeast of the property line must be defined more clearly.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*[Signature]*  
By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 5, 1980

Mr. William R. Hammond  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179, Zoning Advisory Committee Meeting of March 18, 1980, are as follows:

Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Rd. opp. Cub Hill Rd.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)  
Acres: 0.56  
District: 11th

The existing building is presently served by metropolitan water and a private sewage disposal system, which appears to be functioning properly. The proposed addition will interfere with the location of one of the sewage pits. Prior to approval of a building permit for the addition, the sewage pit must be pumped out and back-filled in an approved manner.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ftb

cc: Food Plans Review



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

March 26, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Cub Hill Inn, Inc.

Location: SE/S Harford Rd. opp. Cub Hill Rd.

Item No: 179 Zoning Agency Meeting of 3/18/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Along Harford Road.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group, Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF LICENSES & INSPECTIONS  
TOWSON, MARYLAND 21204  
474-3610

TED ZALESKI JR.  
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179 Zoning Advisory Committee Meeting, March 18, 1980 are as follows:

Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Road opp. Cub Hill Road  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56  
District: 11th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 5' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

X H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: See Section 106.6 of the 1978 B.O.C.A. Basic Building Code, in conjunction with Item "H"

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
*[Signature]*  
Charles E. Burman, Chief  
Plans Review

CEB:rlj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 12, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: March 18, 1980

RE: Item No: 177, 178, 179, 180, 181, 182

Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

*[Signature]*  
Hon. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
SE/S of Harford Road opposite  
Cub Hill Rd., 11th District : OF BALTIMORE COUNTY

CUB HILL INN, INC., Petitioner : Case No. 80-243-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel

*[Signature]*  
John W. Hession, III  
People's Counsel for Baltimore County  
County Court House, Rm. 223  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to Mr. Dennis J. Michocki, Cub Hill Inn, Inc., 10101 Harford Road, Baltimore, Maryland 21234, Petitioner.

*[Signature]*  
John W. Hession, III



CARL L. GERHOLD  
PHILIP A. CROSS  
JOHN P. FIDAL  
WILLIAM B. GORCH  
EDMOND T. LAUSON

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204

EMERITUS  
PAUL G. DALLMEIER  
FRED H. DOLLINGER

823-4470

May 17, 1978

**Zoning Description**

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Harford Road at a point where it is intersected by the center of Cub Hill Road and running thence and binding on the zoning demarcation line between the B.L. and DR 16 zones as shown on Baltimore County zoning map 11 E NE, South 52 degrees 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outlines, the five following courses and distances viz: South 38 degrees 12 minutes West 11.35 feet, South 48 degrees 05 minutes 30 seconds East 32.65 feet, South 41 degrees 41 minutes 30 seconds West 76.35 feet, North 47 degrees 17 minutes West 119.45 feet and North 51 degrees 07 minutes West 163.39 feet to the center of Harford Road and thence binding in the center of said road, North 37 degrees 15 minutes East 75 feet to the place of beginning.

Containing 0.56 of an Acre of land more or less.

Being the property of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioner.

Saving and excepting all that portion of the above described property currently zoned DR 3.5



**PETITION FOR SPECIAL HEARING**

11th District

**ZONING:** Petition for Special Hearing for off-street parking  
**LOCATION:** Southeast side of Harford Road opposite Cub Hill Road

**DATE & TIME:** Tuesday, May 27, 1980 at 10:45 A.M.

**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

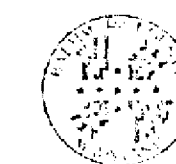
Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 27, 1980 at 10:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 22, 1980

Mr. Dennis J. Michocki  
Cub Hill Inn, Inc.  
10101 Harford Road  
Baltimore, Maryland 21234

RE: Petition for Special Hearing  
SE/S of Harford Road, opposite  
Cub Hill Road - 11th Election  
District  
Cub Hill Inn, Inc. - Petitioner  
NO. 80-243-SPH (Item No. 179)

Dear Mr. Michocki:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

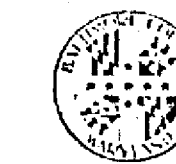
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Joseph L. Gehring  
1116 Linkside Drive  
Baltimore, Maryland 21234

John W. Hessian, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 19, 1980

Cub Hill Inn, Inc.  
10101 Harford Road  
Baltimore, Maryland 21234

Attention: Dennis J. Michocki

RE: Petition for Special Hearing  
SE/S Harford Rd opp. Cub Hill Rd  
Case No. 80-243-SPH

Dear Mr. Michocki:

This is to advise you that \$55.63 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

April 30, 1980

Cub Hill Inn, Inc.  
c/o Dennis J. Michocki  
10101 Harford Road  
Baltimore, Maryland 21234

**NOTICE OF HEARING**

RE: Petition for Special Hearing - SE/S Harford Road  
opposite Cub Hill Road - Case No. 80-243-SPH

TIME: 10:45 A.M.

DATE: Tuesday, May 27, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Mr. W. E. Hammond  
Zoning Commissioner Date: May 8, 1980  
FROM: John D. Seyfert, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 80-243-SPH Item 179

Petition for Special Hearing for off-street parking  
SE/S east side of Harford Road opposite Cub Hill Road  
Petitioner - Cub Hill Inn, Inc.

Eleventh District

HEARING: Tuesday, May 27, 1980 (10:45 A.M.)

If granted it is requested that the order be conditioned to require approval of a landscaping plan by the Division of Current Planning and Development

ZONING COMMISSIONER OF  
BALTIMORE COUNTY

JDS:JGH:ab

Mr. Dennis J. Michocki  
10101 Harford Road  
Baltimore, Maryland 21234

cc: Cicero H. Brown, Jr.  
1008 East Road  
Baltimore, Maryland 21201

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of March, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Cub Hill Inn, Inc.  
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 5 day of June, 1980.

Filing Fee \$ 25

Received: Check  
Cash  
Other

Petitioner: Cub Hill Inn  
Petitioner's Attorney

Submitted by: C. Brown  
Reviewed by: JDS

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JDS										
Revised Plans: Change in outline or description									Yes	No
Previous case:									Map #	

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: 5/11/80  
Posted for: Petition for Special Hearing  
Petitioner: Cub Hill Inn, Inc.  
Location of property: SE/S Harford Rd. opposite Cub Hill Rd.  
Location of Signs: South entrance to property facing intersection of Harford & Cub Hill Rd.  
Remarks: Sean Coleman  
Posted by: Sean Coleman Date of return: 5/16/80  
Signature



Pursuant to the advertisement, posting of property, and public hearing on the Petition for Special Hearing to approve a use permit in a D.R.16 Zone for business or industrial parking and it appearing that by reason of the following finding of facts that:

1. The owner, Petitioner herein, of the subject property is desirous of providing additional parking to serve the patrons of the Cub Hill Inn and the proposed addition thereto.
2. The existing business, as well as some of the required parking, are located in the D.L. Zone; whereas, the proposed additional parking is located within the D.R.16 Zone, with a vacant fifteen acre parcel of ground lying to the rear (southeast-erly), zoned D.R.3.5, which has been used for farming in the past.
3. Section 1801.1.B.1.a of the Baltimore County Zoning Regulations (residential transition area definition) is not applicable to the facts developed through testimony.
4. To approve business or industrial parking in the D.R.16 Zone, under and pursuant to Section 409.4 of said regulations, would be in strict harmony with the spirit and intent of said regulations would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1980, that a use permit in the D.R.16 Zone for business parking, not to exceed thirty-eight in number, in accordance with the site plan prepared by Cicero H. Brown, Jr., dated February 25, 1980, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Retain and maintain the natural screening (woods and vegetation) along the rear property line.
2. Compliance with Sections 409.2.b and c and 409.4 of said regulations.
3. Compliance with the comments submitted by the Department of Health, dated May 5, 1980.

A revised site plan shall be submitted, incorporating all of the above, and approved by the Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

*William E. Hammond*  
Zoning Commissioner of  
Baltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
SE/S of Harford Road opposite  
Cub Hill Rd., 11th District : OF BALTIMORE COUNTY  
CUB HILL INN, INC., Petitioner : Case No. 80-243-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
County Court House, Rm. 223  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to Mr. Dennis J. Michocki, Cub Hill Inn, Inc., 10101 Harford Road, Baltimore, Maryland 21234, Petitioner.

*John W. Hession, III*  
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Dennis J. Michocki  
10101 Harford Road  
Baltimore, Maryland 21234

cc: Cicero H. Brown, Jr.  
1008 Hart Road  
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of March, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Cub Hill Inn, Inc.

Petitioner's Attorney:

Reviewed by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

ORDER RECEIVED FOR FILING

DATE: August 22, 1980  
BY: *John P. Long, Jr.*  
ADMINISTRATIVE ASSISTANT

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

May 16, 1980

Mr. Dennis J. Michocki  
10101 Harford Road  
Baltimore, Maryland 21234

RE: Item No. 179  
Petitioner-Cub Hill Inn, Inc.  
Special Hearing Petition

Dear Mr. Michocki:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to provide a parking area in a D.R.16 zone adjacent to your existing restaurant, which is located on the east side of Harford Road directly opposite Cub Hill in the 11th. Election District, this Special Hearing is required. At the time of field inspection, it appeared that the subject property is presently being used as a parking area. As shown on the admitted site plan, your proposal is to provide parking only in the D.R. 16 zoned portion of this property.

After consultation with your architect, Mr. Cicero H. Brown, it was decided that the petition would be scheduled for a hearing date and revised plans would be submitted at a later date. The submitted site plan must be revised to incorporate all of the enclosed comments from the State Highway Administration and the Office of Current Planning, while particular attention should be afforded to the comments of the Health Department, concerning the proposed addition to the north side of the existing restaurant building and those comments of the Fire Department and the Department of Permits and Licenses. If you require additional explanation on the comments from the latter department, you may contact Mr. Ted Burnham at 494-3987 in order to discuss this matter.

MICROFILMED

Item No. 179  
Page 2  
Special Hearing Petition

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:mkh

cc: Cicero H. Brown, Jr.  
1008 Hart Road  
Baltimore, Maryland 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 14, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #179 (1979-1980)

Property Owner: Cub Hill Inn, Inc.  
S/ES Harford Rd. opp. Cub Hill Rd.

Existing Zoning: B.L. & DR 16

Proposed Zoning: Special Hearing to allow off street parking in a DR 16 zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied for this property for Project IDCA 78-33 SP and in connection with the Zoning Advisory Committee review for Item 270 (1977-1978), are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 179 (1979-1980).

Very truly yours,

*Ellsworth N. Diver, P.E.*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:PWR:ss

R-SE Key Sheet  
41 & 42 NE 20 Pos. Sheets  
NE 11 E Topo  
71 Tax Map

Attachment

July 25, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #179 (1977-1978)

Property Owner: Cub Hill Inn, Inc.  
S/ES Harford Rd. opp. Cub Hill Rd.

Existing Zoning: B.L. & DR 16

Proposed Zoning: Special Hearing to allow off street parking in a residential zone.

Acres: 0.56 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project IDCA No. 70-33 P.

Highways:

Harford Road (Rd. 147) is a State Road; therefore, all improvements, interventions, entrances and drainage requirements as they affect the road are under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public buildings downstate of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

PETITION FOR SPECIAL  
HEARING  
11th DISTRICT

ZONING: Petition for Special Hearing for off-street parking.  
LOCATION: Southeast side of Harford Road opposite Cub Hill Road  
DATE & TIME: Tuesday, May 27, 1980 at 10:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone. All that parcel of land in the Eleventh District of Baltimore County

Beginning for the same in the center of Harford Road at a point where it is intersected by the center of Cub Hill Road and running thence and binding on the zoning demarcation line between the B.L. and DR 16 zones as shown on Baltimore County zoning map 11 E NE, South 52 degrees 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outlines, the five following courses and distances viz: South 38 degrees 12 minutes West 11.35 feet, South 48 degrees 05 minutes 30 seconds East 52.65 feet, South 41 degrees 41 minutes 30 seconds West 76.35 feet, North 47 degrees 17 minutes West 119.45 feet and North 51 degrees 07 minutes West 188.39 feet to the center of Harford Road and thence binding in the center of said road, North 37 degrees 15 minutes East 75 feet to the place of beginning.

Containing 0.56 of an Acre of land more or less.

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department. Hearing Date: Tuesday May 27, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
May 8.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ each of one time ~~successive~~ weeks before the 27th day of May, 1980, the ~~first~~ publication appearing on the 8th day of May 1980.

THE JEFFERSONIAN,

*L. Frank Strickland*  
Manager.

Cost of Advertisement, \$.

### Petition for Special Hearing

11th District

Zoning: Petition for Special Hearing for off-street parking.  
Location: Southeast side of Harford Road opposite Cub Hill road.

Date & Time: Tuesday, May 27, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

All that parcel of land in the Eleventh District of Baltimore County

Beginning for the same in the center of Harford road at a point where it is intersected by the center of Cub Hill road and running thence and binding on the zoning demarcation line between the B.L. and DR 16 zones as shown on Baltimore County zoning map 11 E NE, South 52° 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outline, the five following courses and distances viz: South 38° 12 minutes West 11.35 feet, South 48° 05 minutes 30 seconds East 52.65 feet, South 41° 41 minutes 30 seconds West 76.35 feet, North 47° 17 minutes West 119.45 feet and North 51° 07 minutes West 188.39 feet to the center of Harford road and thence binding in the center of said road, North 37° 15 minutes East 75 feet to the place of beginning.

Containing 0.56 of an acre of land M/L.

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date:  
TUESDAY, MAY 27, 1980  
AT 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

## The Essex Times

Essex, Md., May 8, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 8th day of May, 1980

*Charles W. Murphy*  
Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088802

DATE April 27, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Cub Hill Inn, Inc.

FOR: Filing Fee for Case No. 80-243-SFH

81256 1

250000

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088846

DATE May 27, 1980 ACCOUNT 01-662

AMOUNT \$55.63

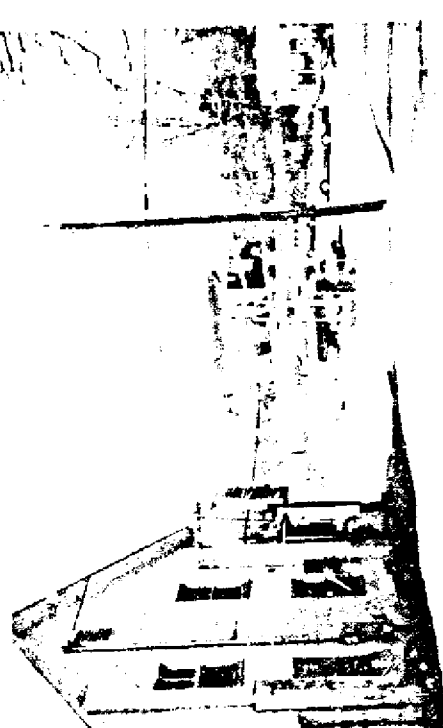
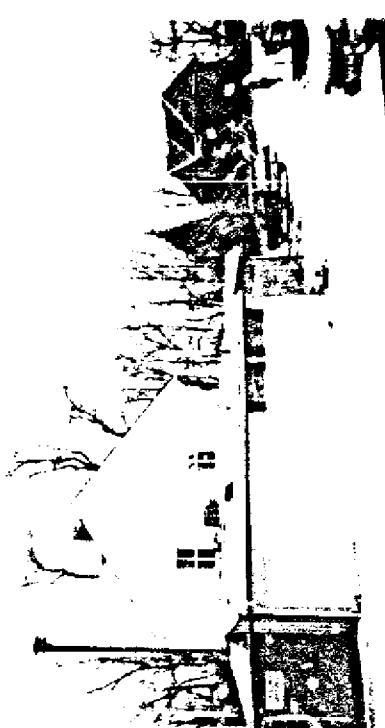
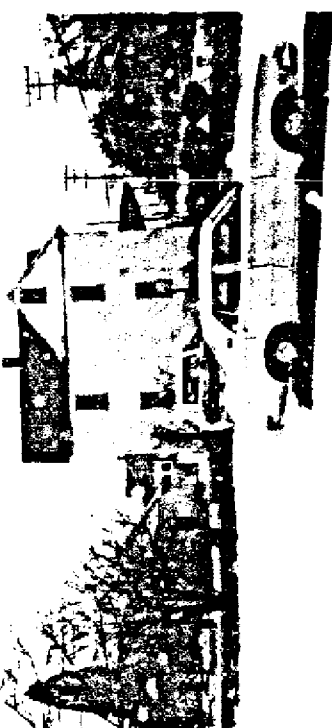
RECEIVED FROM: Cub Hill Inn, Inc.

FOR: Advertising and Posting for Case No. 80-243-SFH

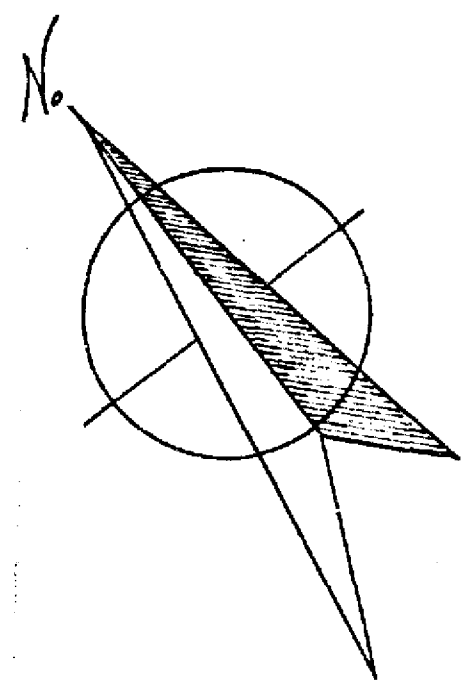
830000 27

556300

VALIDATION OR SIGNATURE OF CASHIER







SERVICE STATION.

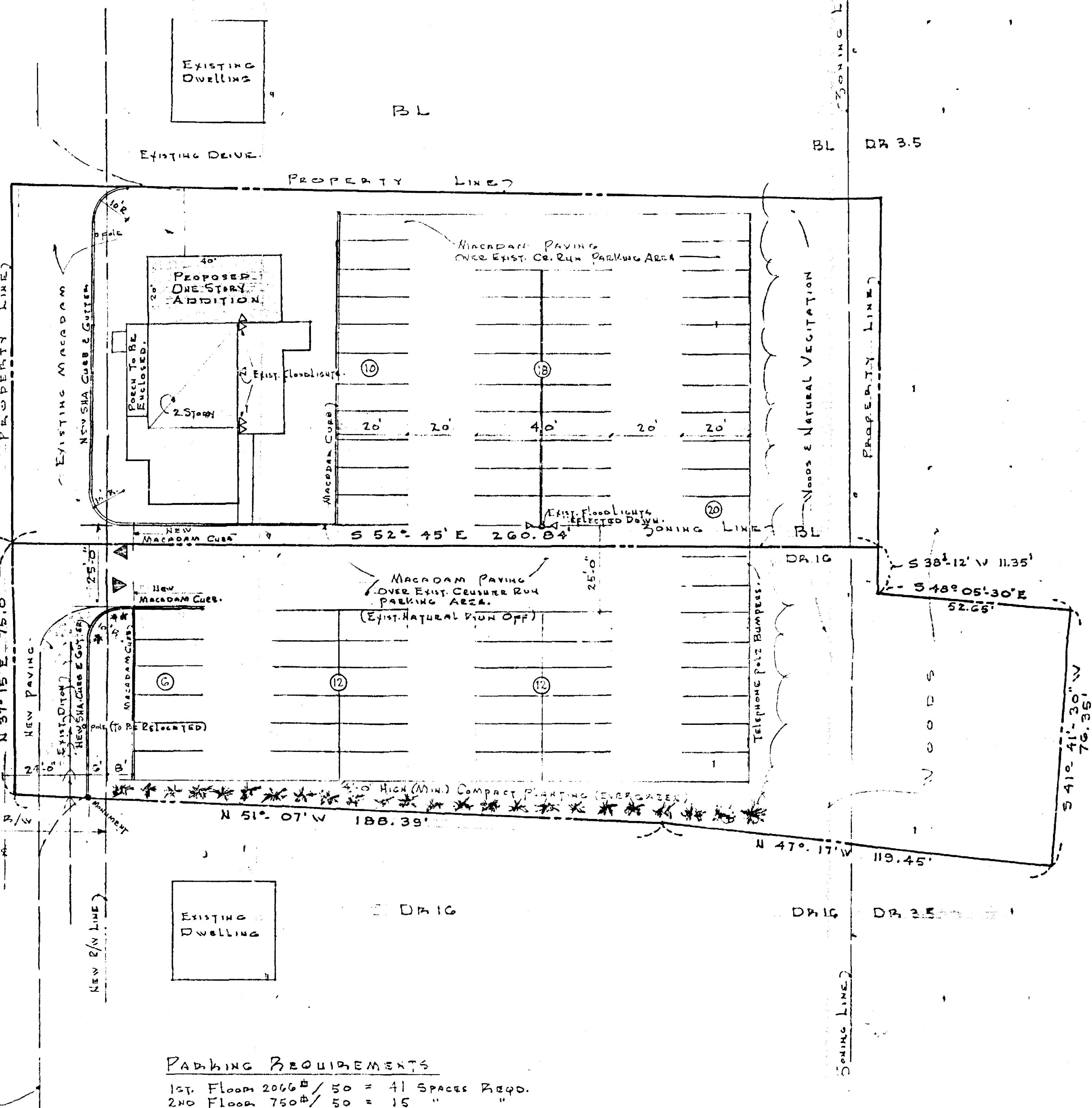
CUB HILL RD.  
BL  
DR-16

VACANT CORNER.

DR-16

HARFORD RD.  
PROPERTY LINE

EXISTING PAVING  
NEW R/W LINE



EXISTING DWELLING

PROPOSED ONE STORY ADDITION

EXISTING DWELLING

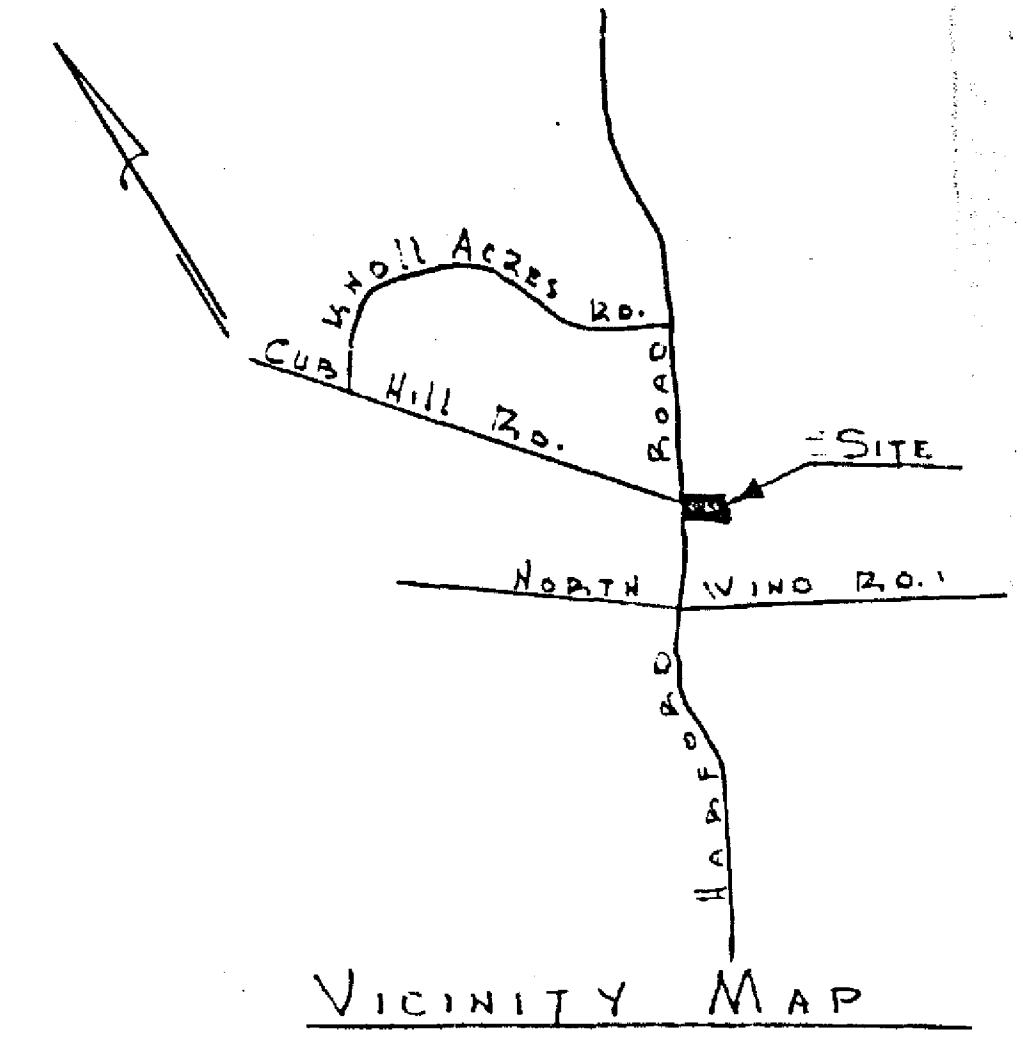
PARKING REQUIREMENTS

1st Floor 2066	50	=	41	SPACES REQ'D.
2nd Floor 750	50	=	15	"
Proposed Add. 800	50	=	16	"
				72 SPACES REQ'D.
				Spaces Indicated 78

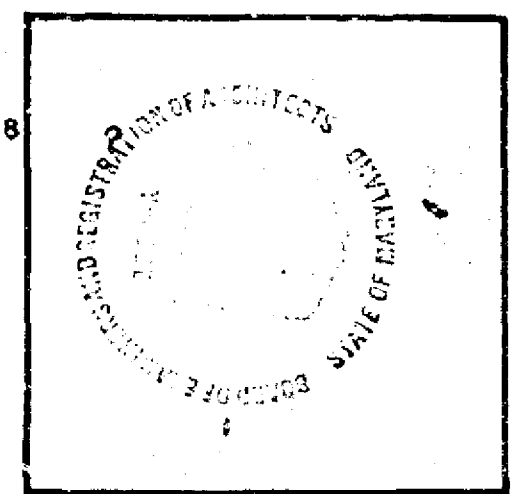
GENERAL NOTES.

1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
  2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
  3. LIGHTING OF PARKING AREA IS EXISTING REGULATED FOR GLARE & INTENSITY.
  4. EXIST. CRUSHER RUN PARKING AREA TO BE PAVED, - NATURAL DRAINAGE.
  5. HOURS OF OPERATION - WK. DAYS. 10 A.M. TO 2 A.M. WK. ENDS 8 A.M. TO 2 A.M.
- PARKING AREA TO BE REGULATED FOR PROPER USE AND DULY MAINTAINED.

SURVEY INFORMATION TAKEN FROM GERHOLD, CROSS & ETZEL  
PLAT DATED 12 MAY 1978.



VICINITY MAP



CICERO H. BROWN, JR.  
ARCHITECT  
1008 HART ROAD  
TOWSON, MARYLAND 21204

ZONING PLAT FOR SPECIAL HEARING  
ALLOW OFF-STREET PARKING IN RESIDENTIAL ZONE  
CUB HILL INN  
10101 HARFORD RD. BALTIMORE CO., MD. 21234  
11 DISTRICT

PLOT PLAN  
FOR  
ZONING HEARING

COMM. No. 7920  
DATE - 25 FEB 80  
SCALE - 1" = 20'-0"

DRAWING No.  
A-1

4C  
NE 11.2  
11  
3/1/80  
304  
CK  
1/25/81  
4P

Pursuant to the advertisement, posting of property, and public hearing on the Petition for Special Hearing to approve a use permit in a D.R.16 Zone for business or industrial parking and it appearing that by reason of the following finding of facts that:

1. The owner, Petitioner herein, of the subject property is desirous of providing additional parking to serve the patrons of the Cub Hill Inn and the proposed addition hereto.
2. The existing business, as well as some of the required parking, are located in the B.L. Zone; whereas, the proposed additional parking is located within the D.R.16 Zone, with a vacant fifteen acre parcel of ground lying to the rear (southeast-erly), zoned D.R.3.5, which has been used for farming in the past.
3. Section 1B01.1.B.1.a of the Baltimore County Zoning Regulations (residential transition area definition) is not applicable to the facts developed through testimony.
4. To approve business or industrial parking in the D.R.16 Zone, under and pursuant to Section 409.4 of said regulations, would be in strict harmony with the spirit and intent of said regulations would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22<sup>nd</sup> day of August, 1980, that a use permit in the D.R.16 Zone for business parking, not to exceed thirty-eight in number, in accordance with the site plan prepared by Cicero H. Brown, Jr., dated February 25, 1980, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Retain and maintain the natural screening (woods and vegetation) along the rear property line.
2. Compliance with Sections 409.2.b and c and 409.4 of said regulations.
3. Compliance with the comments submitted by the Department of Health, dated May 5, 1980.
4. A revised site plan shall be submitted, incorporating all of the above, and approved by the Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of  
Baltimore County

Item #270 (1977-1978)  
Property Owner: Cub Hill Inn, Inc.  
Page 2  
July 25, 1979

#### Water and Sanitary Sewers

There is a public 12-inch water main in Harford Road. Additional fire hydrant protection is required in the vicinity.

Sanitary sewerage is not available to serve this property, which is and using private on-site sewage disposal. This property is within the Baltimore-Sanitary Sewerage Line. The Baltimore County Sewerage Plan, S-L-1, as amended, indicates "No Sewer Service" in the area in 1980 to 1990.

Very truly yours,  
MICHAEL S. FLANIGAN  
MICHAEL S. FLANIGAN, P.E.  
Chief, Bureau of Engineering

END:ENH:FR:SS

cc: W. Munchel

A-SE Key Sheet  
41 & 42 NS 20 Pgs. Sheets  
NS 11 & Topo  
71 TLE Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

April 30, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179, Zoning Advisory Committee Meeting, March 18, 1980, are as follows:

Property Owner: Cub Hill Inn, Inc.  
Location: S/S Harford Road opposite Cub Hill Road  
Existing zoning: B.L. and D.R.16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R.16 zone. (previously submitted as Item #270, 1977-78)  
Acres: 0.56  
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The north side of the parking lot must be screened. Also, the parking area along Harford Road must be screened.

Very truly yours,  
John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



BALTIMORE COUNTY  
Department of Public Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 179 - ZAC - March 18, 1980  
Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Road opposite Cub Hill Road  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 Zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56  
District: 11th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested parking in a residential zone.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Engineer Associate II

MSF/bza



Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
H. S. Callender  
Administrator

March 20, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 18, 1980  
ITEM: 179.  
Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Rd.  
(Route 147) opp. Cub Hill Rd.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)  
Acres: 0.56  
District: 11th

Dear Mr. Hammond:

An inspection of the site revealed this plan must be revised. It is recommended that a 30' entrance be used. All State Highway Administration required curb must be concrete and not macadam as noted on the plan. The lot must be paved to stop runoff of gravel into the State Right of Way.

The entrance northeast of the property line must be defined more clearly.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 5, 1980

Mr. William R. Hammond  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179, Zoning Advisory Committee Meeting of March 18, 1980, are as follows:

Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Rd. opp. Cub Hill Rd.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)  
Acres: 0.56  
District: 11th

The existing building is presently served by metropolitan water and a private sewage disposal system, which appears to be functioning properly. The proposed addition will interfere with the location of one of the seepage pits. Prior to approval of a building permit for the addition, the seepage pit must be pumped out and back-filled in an approved manner.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth

cc: Food Plans Review



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

March 26, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Cub Hill Inn, Inc.

Location: SE/S Harford Rd. opp. Cub Hill Rd.

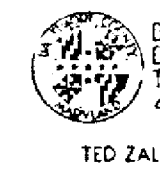
Item No: 179 Zoning Agenda: Meeting of 3/18/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Along Harford Road.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] 3/26/80 Noted and Approved: [Signature]  
Planning/Group Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED JALESKI JR.  
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #179 Zoning Advisory Committee Meeting, March 18, 1980 are as follows:

Property Owner: Cub Hill Inn, Inc.  
Location: SE/S Harford Road opp. Cub Hill Road  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Special Hearing to allow off street parking in a D.R. 16 zone (previously submitted as Item No. 270, 1977-78)

Acres: 0.56  
District: 11th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer on file to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- I. Comments - See Section 106.6 of the 1978 B.O.C.A. Basic Building Code, in conjunction with Item "H"

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #222 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
Charles F. Burman, Chief  
Plans Review

CBB/rjd

My telephone number is (301) 383-4320

P.O. Box 717 / 220 West Preston Street, Baltimore, Maryland 21203





BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 5 day of May, 1980

Filing Fee \$ 25 Received:      Check     

Cash     

Other     

#179

Petitioner Cub Hill Inn

Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney     

Reviewed by     

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR SPECIAL HEARING

11th District  
ZONING: Petition for Special Hearing for off-street parking.  
LOCATION: Southeast side of Harford Road opposite Cub Hill Road  
DATE & TIME: Tuesday, May 27, 1980 at 10:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

For Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

All that parcel of land in the Eleventh District of Baltimore County Beginning for the same in the center of Harford Road at a point where it is intersected by the center of Cub Hill Road and running thence and binding on the zoning demarcation line between the B.L. and DR 18 zones as shown on Baltimore County zoning map 11 E NE, South 52 degrees 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outline, the five following courses and distances viz: South 38 degrees 12 minutes West 11.35 feet, South 48 degrees 05 minutes East 52.65 feet, South 41 degrees 41 minutes West 76.35 feet, North 47 degrees 17 minutes West 119.45 feet and North 51 degrees 07 minutes West 188.39 feet to the center of Harford Road and thence binding in the center of said road, North 37 degrees 15 minutes East 75 feet to the place of beginning. Containing 0.56 of an Acre of land more or less.

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department. Hearing Date: Tuesday May 27, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order Of

WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County May 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each of one time successive weeks before the 27th day of May, 1980, the first publication appearing on the 8th day of May, 1980.

THE JEFFERSONIAN,

S. Lusk, Manager.

Cost of Advertisement, \$     

Petition for Special Hearing

11th District  
Zoning: Petition for Special Hearing for off-street parking.  
Location: South side of Harford Road opposite Cub Hill Road.

Date & Time: Tuesday, May 27, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

All that parcel of land in the Eleventh District of Baltimore County

Beginning for the same in the center of Harford Road at a point where it is intersected by the center of Cub Hill Road and running thence and binding on the zoning demarcation line between the B.L. and DR 18 zones as shown on Baltimore County zoning map 11 E NE, South 52 degrees 45 minutes East 260.84 feet to intersect the outline of the property of the petitioners herein, thence binding on said outline, the five following courses and distances viz: South 38 degrees 12 minutes West 11.35 feet, South 48 degrees 05 minutes East 52.65 feet, South 41 degrees 41 minutes West 76.35 feet, North 47 degrees 17 minutes West 119.45 feet and North 51 degrees 07 minutes West 188.39 feet to the center of Harford Road and thence binding in the center of said road, North 37 degrees 15 minutes East 75 feet to the place of beginning. Containing 0.56 of an acre of land M/L.

Being the property of Cub Hill Inn, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: TUESDAY, MAY 27, 1980 AT 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., May 8, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 27th day of May, 1980.  
     Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088802

DATE April 29, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Cub Hill Inn, Inc.

FOR: Filing Fee for Case No. 80-243-SPT

81-5-24-1 110-25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 08846

DATE May 27, 1980 ACCOUNT 01-662

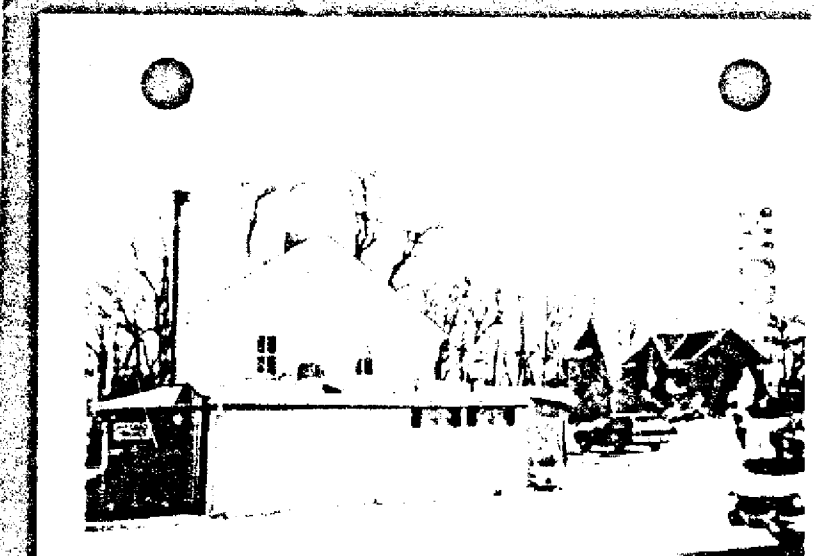
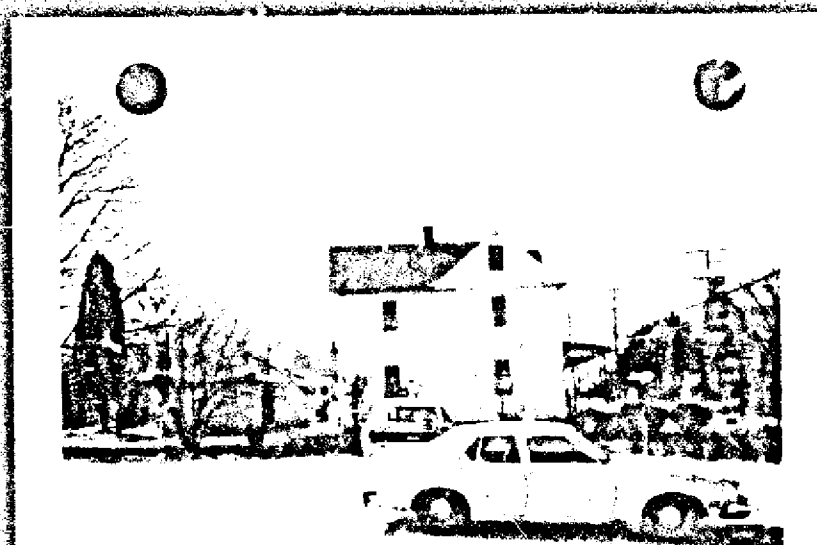
AMOUNT \$55.63

RECEIVED FROM: Cub Hill Inn, Inc.

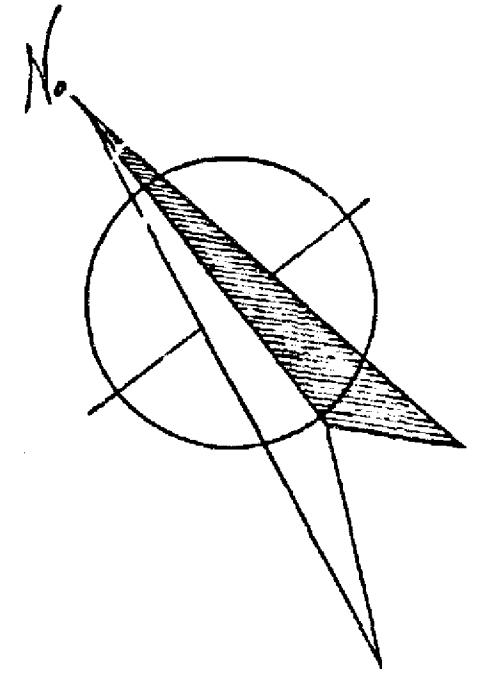
FOR: Advertising and Posting for Case No. 80-243-SPT

83-5-27-1 110-55.63

VALIDATION OR SIGNATURE OF CASHIER







SERVICE STATION

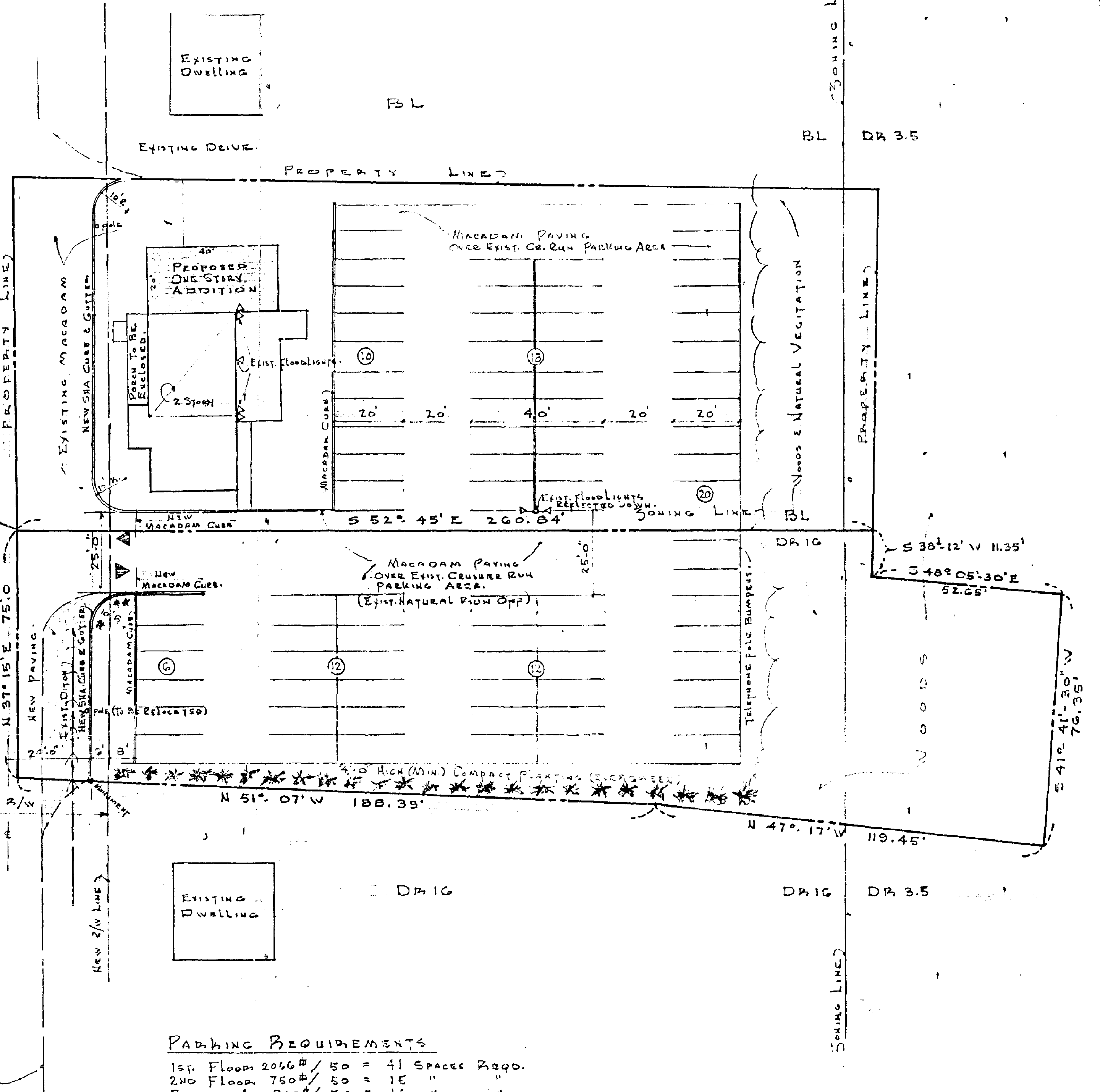
CUB HILL RD.  
BL  
DR 1G

VACANT CORNER

DR 1G

HARFORD RD.  
BL  
DR 1G

EXISTING PAVING



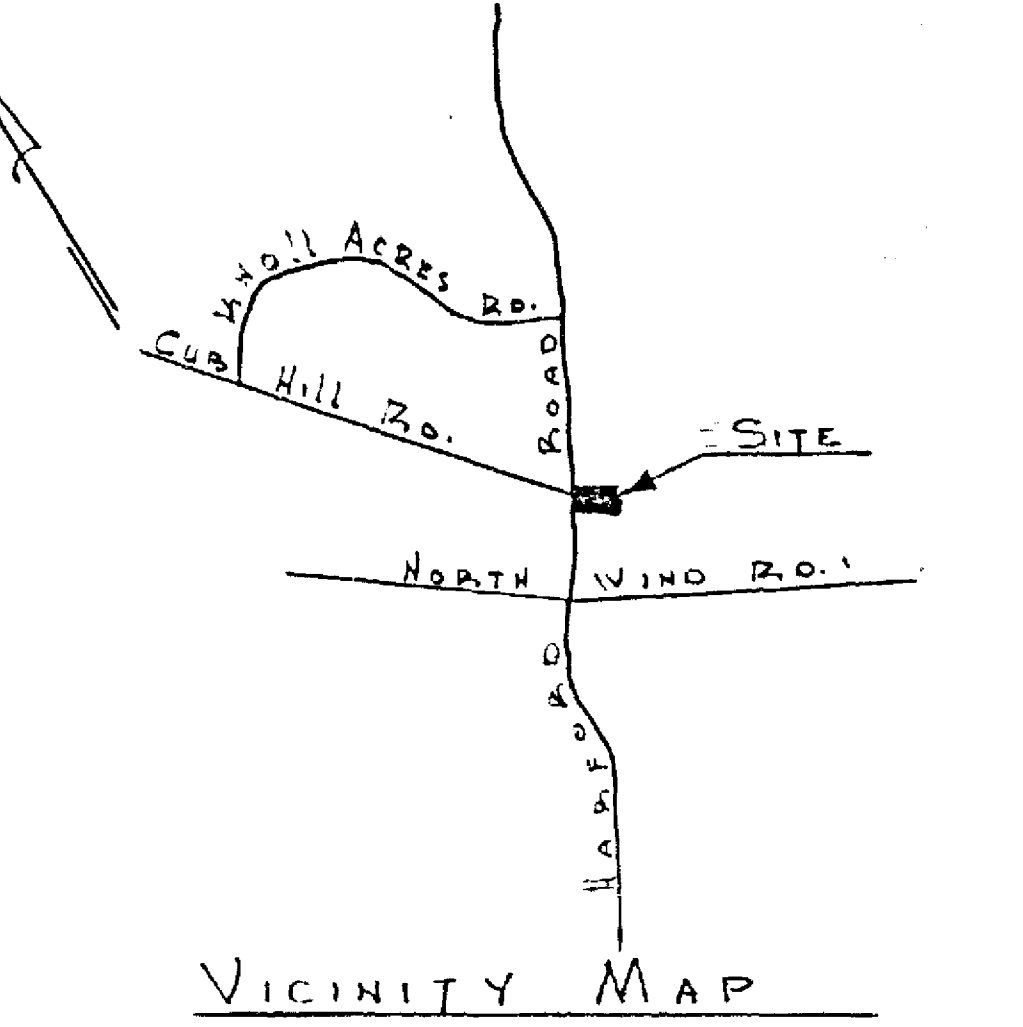
PARKING REQUIREMENTS

1st Floor 2066 / 50 = 41 Spaces Req'd.  
2nd Floor 750 / 50 = 15 "  
Proposed Add. 800 / 50 = 16 "  
72 Spaces Req'd.  
Spaces Indicated 78

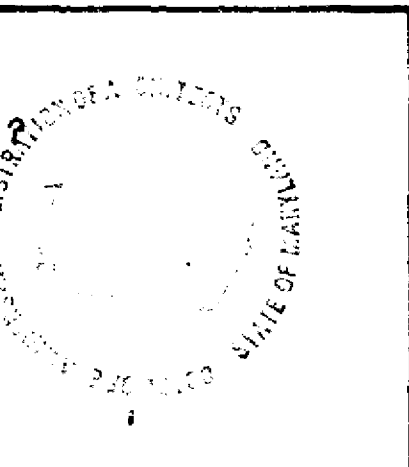
GENERAL NOTES.

1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
3. LIGHTING OF PARKING AREA IS EXISTING REGULATED FOR GLARE & INTENSITY.
4. EXIST. CRUSHER RUN PARKING AREA TO BE PAVED - NATURAL DRAINED.
5. HOURS OF OPERATION - Wk. DAYS - 10 A.M. TO 2 A.M. Wk. ENDS B.A.M. TO 2 A.M.
6. PARKING AREA TO BE REGULATED FOR PROPER USE AND DULY MAINTAINED.

SURVEY INFORMATION TAKEN FROM GERHOLD, CROSS & ETZEL  
PLAT DATED 12 MAY 1978.



VICINITY MAP



CICERO H. BROWN, JR.  
ARCHITECT  
1008 HART ROAD  
TOWSON, MARYLAND 21204

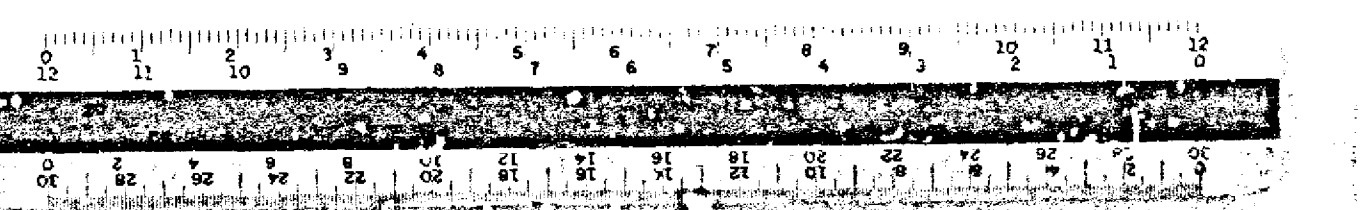
ZONING PLAT FOR SPECIAL HEARING  
ALLOW OFF-STREET PARKING IN RESIDENTIAL ZONE  
CUB HILL INN  
10101 HARFORD P.D. BALTIMORE CO., MD. 21234  
11 DISTRICT

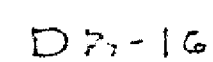
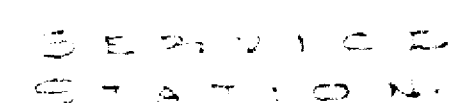
PLOT PLAN  
FOR  
ZONING HEARING

Comm. No. 7920  
DATE - 25 FEB 80  
Scale - 1" = 20'-0"

Drawing No.  
A-1

4C  
HE 11.2  
11  
1/5/80  
2PH  
CK  
1/25/81  
ML





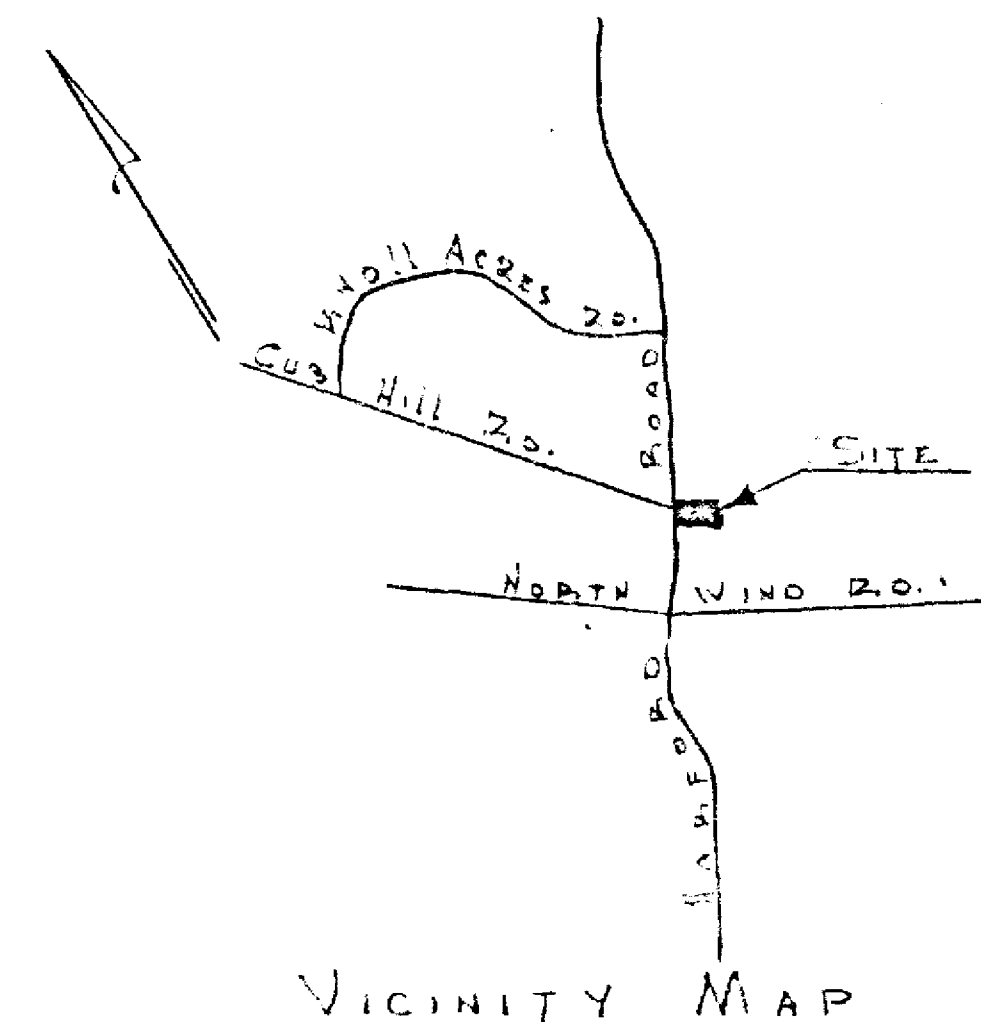
1st Floor 2066# / 50 = 41 Spaces Req'd.  
2nd Floor 750# / 50 = 15 " "

Species Indicated      EG Spaces ZERO.  
77

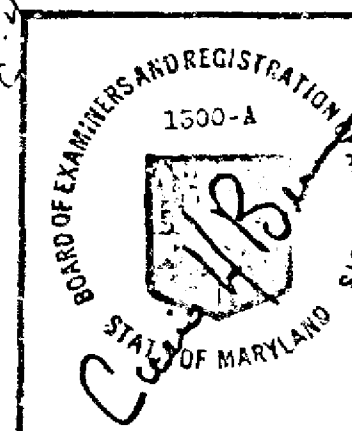
1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
2. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
3. LIGHTING OF PARKING AREA IS EXISTING REGULATED BY GLARE & INTENSITY.
4. EXIST. CRUSHER RUN PARKING AREA TO BE PAVED, - NATURAL DRAINED.
5. HOURS OF OPERATION - Wk DAYS. 10 A.M. TO 2 A.M. WK ENDS 8 A.M. TO 2 A.M.

PARKING AREA TO BE REGULATED FOR PROPER USE AND CON. MAINTAINED.

SURVEY INFORMATION TAKEN FROM GERHOLD, CROSS & ETZEL  
PLAT DATED 12 MAY 1978.



PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: Gabe Hersh PLANNING  
DATE: 5/6/10  
James E. King  
ZONING COMMISSIONER



CICERO H. BROWN, JR.  
ARCHITECT  
1008 HART ROAD  
TOWSON, MARYLAND 21204

ZONING PLAT FOR SPECIAL HEARING  
ALLOW OFF-STREET PARKING IN RESIDENTIAL ZONE.  
CUB HILL INN  
10101 HARFORD P.D. BALTIMORE CO., MD. 21234  
11 DISTRICT.

PLOT PLAN  
FOR  
ZONING HEARING

Comm. No. 7920

DATE - 25 FEB 80

Scale - 1" = 20'-0"

DRAWING No.

A-103

REVISED 14 Apr 81  
REVISED 10 Apr 81  
REVISED 6 Apr 81

**MICROFILMED**